



# Warburton

## Neighbourhood Development Plan (NDP) 2025 - 2039

# Consultation Statement



Warburton Parish Council  
February 2025

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## 1. Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1) sets out that *'Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.'*
- 1.2 A 'consultation statement' is defined in Regulation 15 (2): *'In this regulation "consultation statement" means a document which—*
- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;*
  - b) explains how they were consulted;*
  - c) summarises the main issues and concerns raised by the persons consulted; and*
  - d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.'*
- 1.3 National Planning Practice Guidance provides advice about public consultation on NDPs:
- 'What is the role of the wider community in neighbourhood planning?*
- A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:*
- is kept fully informed of what is being proposed*
  - is able to make their views known throughout the process*
  - has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order*
  - is made aware of how their views have informed the draft neighbourhood plan or Order.'*

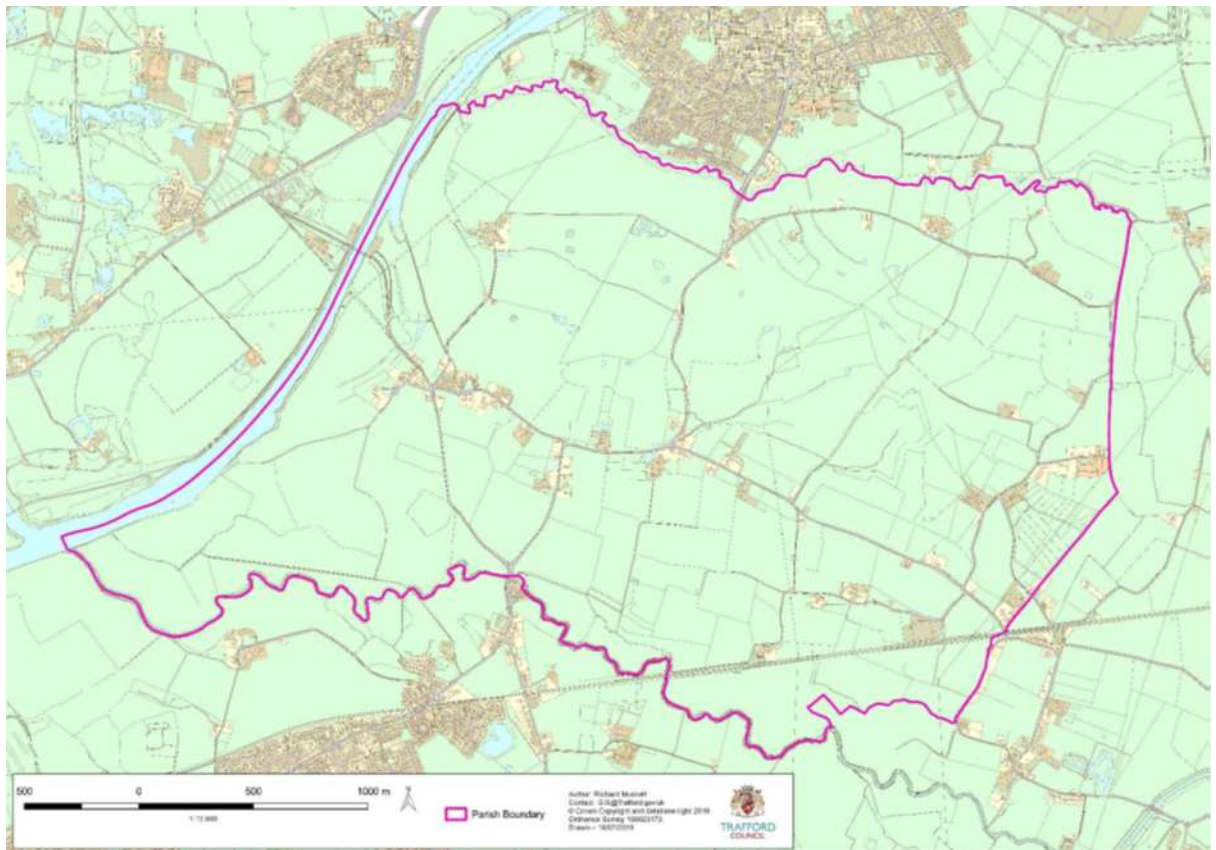
Paragraph: 047 Reference ID: 41-047-20140306  
Revision date: 06 03 2014

- 1.4 The Neighbourhood Plan steering group on behalf of the Parish Council has been highly committed to fully engaging with local residents, landowners and stakeholders throughout the NDP process. This Consultation Statement sets out the various stages of public consultation (informal and formal) for the Warburton NDP and shows how the responses have shaped and informed the final, submission version of the Plan.

## 2. Designation and First Steps

- 2.1 Warburton Parish Council made the decision in 2019 to prepare an NDP. Warburton Parish was designated as a neighbourhood area by Trafford Council on 4<sup>th</sup> March 2019. Map 1 shows the extent of the Parish and designated neighbourhood plan area and is included in the NDP.

**Map 1: Warburton Neighbourhood Plan Area and Parish Boundary**



- 2.2 An NDP Launch Meeting was held on 9<sup>th</sup> May 2019 at 7.30 pm at the Warburton Parish Rooms and was promoted to local residents through a leaflet delivered to households in the parish. A copy of the leaflet is provided in **Appendix 1**.
- 2.3 Following the meeting an NDP steering group of parish councillors and interested local residents was set up, and planning consultants Kirkwells were appointed to provide professional town planning consultancy advice. A further informal drop in event with the steering group, parish council and interested residents was held on 11<sup>th</sup> January 2020 to discuss and explore local planning issues and themes – see **Appendix 1**.
- 2.4 The group has met approximately monthly throughout the Plan’s preparation either in person in the Parish Rooms or online. Agendas and minutes are published on the neighbourhood plan page of the Parish Council’s website and the meetings are open to the public. The group reports back to the Parish Council on progress, and at key stages (such as prior to any public consultation) and NDP documents have to be approved by the Parish Council.
- 2.5 Early on the steering group prepared a background document describing the historic landscape significance of Warburton Park, commissioned a wildlife and habitat survey

and reviewed policies and proposals in the new Trafford Local Plan and PfE strategic plan and relevant local technical evidence to support these higher-level documents. These various 'evidence base' documents were placed on the NDP pages of the Parish Council website <https://www.warburtonparishcouncil.org/neighbourhood-plan> .

### 3. Public Consultation on the Vision Statement and Key Planning Issues, 1<sup>st</sup> December until 31<sup>st</sup> December 2021



- 3.1 A short Vision Statement and Key Planning Issues document was prepared by the NDP steering group in the Autumn of 2021 setting out the group's proposed draft vision and objectives and the key planning themes or issues identified so far. The document included a questionnaire and was published for local informal consultation in December 2021.
- 3.2 The consultation was promoted on the Parish Council website – see screenshots in **Appendix 2**.
- 3.3 A leaflet promoting the consultation was delivered to all households and businesses in the Parish (see **Appendix 2**). A public drop-in event was held in the Parish Rooms on Saturday 11<sup>th</sup> December from 2 - 4 pm with mince pies, mulled wine and other refreshments.





NDP Vision Drop In, Parish Rooms, 11<sup>th</sup> December 2021

- 3.4 A copy of the Vision document is provided in **Appendix 2**.
- 3.5 Consultees could respond to the consultation in the following ways:
- By completing and submitting an online response form from the parish council website (<https://www.warburtonparishcouncil.org/neighbourhood-plan>); or
  - By downloading the Vision document and response form from the NDP page of the Parish Council website and emailing it back to the NDP email address: [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org) or
  - By completing a hard copy of the response form and posting it to Warburton Parish Council; or
  - By sending a letter to Warburton Parish Council.
- 3.6 Around 20 local residents attended the Christmas drop in event. Although a number did not complete the questionnaire, they made verbal comments, and these were recorded by the steering group members. The responses to the consultation were considered by the group and used to inform the policies and proposals in the Draft Plan. Overall respondents were supportive of the proposed approach in the NDP, and some used the opportunity to set out other wider local concerns to the Parish Council. These (non-planning policy matters) are addressed in Appendix 1 of the NDP - Parish Council Actions and Local Aspirations.
- 3.7 A report on the consultation is published on the NDP page of the Parish Council website (*Qualitative assessment of Feedback from Warburton NDP consultation with residents in December 2021*). A copy is provided in **Appendix 2**.
- 3.8 The steering group considered the responses and used them to inform minor amendments to the vision and objectives and to begin to shape the emerging draft planning policies. The Locality Technical Support programme was accessed to commission design codes for the neighbourhood area and a to prepare a high-level master plan for that part of the strategic site identified in the Greater Manchester strategic plan Places for Everyone (PfE).
- 3.9 In summer 2022 members of the steering group met with officers at Trafford Council to share an early version of the emerging draft plan and to discuss and agree the proposed key planning themes and policies in the draft neighbourhood plan. Work continued on the emerging draft plan over a number of months, taking into account information in the background documents forming the NDP evidence base and support from officers at Trafford Council.

4. Informal Consultation on the emerging Draft Plan and Draft Warburton Masterplan and Design Guide, June 2023



- 4.1 The emerging Draft Plan was published for 3 weeks informal consultation in June 2023. The consultation was publicised on the Parish Council website and on local social media – see screenshots in **Appendix 3**.
- 4.2 A summary booklet and questionnaire was delivered to households in the Parish and a copy is provided in **Appendix 3**.
- 4.3 The emerging Draft Plan, draft Warburton Masterplan and Design Guide document and other supporting background documents were available to view and download from the NDP pages of the Parish Council website: <https://www.warburtonparishcouncil.org/neighbourhood-plan>
- 4.4 An open drop-in event was held on Saturday 17<sup>th</sup> June from 2pm to 4pm in the Parish Rooms where residents and stakeholders could meet the NDP Steering Group members and find out more about the Neighbourhood Plan. Around 20 local people attended.





Photos of drop in event in the Parish Rooms, 17<sup>th</sup> June 2023

- 4.5 Consultees were invited to complete the online questionnaire on the website if possible, or to provide a hard copy and submit it at the drop in event on 17<sup>th</sup> June or to return it to the box in the church. Completed forms could also be posted to: Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD.
- 4.6 Responses by email were also welcome to the NDP email address: [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org).
- 4.7 There were 46 responses to the consultation using the online form and by returning hard copies of completed response forms (which were added to the online version). The report is reproduced in **Appendix 3**, together with a summary and proposed changes to the Draft Plan. Overall, there was local support for the emerging Draft NDP Policies and detailed guidelines set out in the Draft Warburton Masterplan and Design Guide. Option 3 of the Masterplan came out as the preferred option, but this was for a lower quantum and density of development than that proposed in the Greater Manchester strategic plan Places for Everyone for the Warburton part of the strategic site (then JPA 33 New Carrington).
- 4.8 The responses were considered carefully and used to inform amendments to the final version of the Draft Plan.
- 4.9 In addition members of the NDP steering group met with officers from Trafford Council in July 2023 to discuss their comments on the emerging draft plan (see **Appendix 3**). The steering group and Parish Council agreed that in order for the NDP to be in general conformity with the emerging strategic plan, the Warburton masterplan should include the same quantum of development – an increase from the preferred option in the consultation responses. Therefore, AECOM revised the masterplan so that the approach was more closely aligned with Places for Everyone.



## 5. Local Green Spaces

- 5.1 In May 2024 local landowners were invited to comment informally about the proposed Local Green Spaces in the Warburton NDP.
- 5.2 The landowners of the Local Green Spaces were contacted by email with a copy of the Draft NDP Appendix setting out the justification for each of the proposed Local Green Spaces – see **Appendix 4**.
- 5.3 The agents representing the landowner of two of the proposed areas W13/2 Coroner's Wood and W13/6 Land off Moss Lane and adjacent to Warburton Lane objected. The letter (reproduced in **Appendix 4**) advised that the agents considered that site W13/2 did not meet any of the 3 criteria set out in the NPPF for Local Green Spaces and in relation to W13/6 Land off Moss Lane and adjacent to Warburton Lane, the agents disagreed that the area is capable of satisfying part b) of NPPF paragraph 106. The letter advised that designation of the land would also conflict with the policies of the PfE.
- 5.4 The steering group and Parish Council decided to include both sites in the Regulation 14 Draft Plan to allow for further consultation with local residents before making a decision about whether to retain the proposed Local Green Spaces in the submission plan, and advised the agent accordingly.
- 5.5 No other responses were received.

## 6. Regulation 14 Consultation - Monday 8<sup>th</sup> July 2024 until 5pm Saturday 31<sup>st</sup> August 2024

6.1 The public consultation on the Warburton Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:

*'Pre-submission consultation and publicity*

*14. Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—*

*(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—*

*(i) details of the proposals for a neighbourhood development plan or modification proposal;*

*(ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;*

*(iii) details of how to make representations;*

*(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and*

*(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;*

*(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and*

*(c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.'*

6.2 The Regulation 14 consultation was delayed slightly following the announcement of the general election in June 2024. The Draft Plan was published for formal consultation for nearly 8 weeks from Monday 8<sup>th</sup> July 2024 until 5pm Saturday 31<sup>st</sup> August 2024.

6.3 A leaflet and response form were delivered all households in the Parish (see copy in **Appendix 5**). All the documents are available to view and download from the NDP pages of the Parish Council website: <https://www.warburtonparishcouncil.org/neighbourhood-plan> or by using this QR code:



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- 6.4 The consultation was publicised locally with posters on Parish Council notice boards. Hard copies of the Draft Plan and Warburton Masterplan & Design Guide were provided in the Parish Rooms, The Saracens Head pub, the church porch and in the Egg Hut on Moss Lane, and were available on request from the Clerk to the Parish Council.
- 6.5 An open drop-in event was held on Saturday 13<sup>th</sup> July from 12pm to until 4pm in St Werburgh's New Church, Bent Lane where residents and stakeholders could meet the NDP Steering Group members and find out more about the Neighbourhood Plan. About 5 local residents attended and it was decided to hold two further events later in the summer.



Photos of public event in St Werburgh's Church

- 6.6 Trafford Council kindly provided a consultation database of the contact details for the statutory consultees (consultation bodies) and other local groups. The Parish Council also had a list of email addresses of local people who had asked to be kept informed about the NDP during the plan's preparation and landowners and developers with interests in the area. All were contacted by email (see copy of email/ letter in **Appendix 5**) and invited to respond with comments. Respondents were encouraged to use the online response form wherever possible but handwritten and email responses were also welcomed where this was preferred.
- 6.7 Handwritten completed response forms could be brought to the drop in event on 13<sup>th</sup> July or returned to the box in the new church. They could be posted to: Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD or emailed to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org).
- 6.8 Copies of all publicity documents are provided in **Appendix 5**.

### Summary of Responses

- 6.9 Tables setting out the complete responses together with the Parish Council's consideration and any resulting changes to the Warburton NDP are provided in **Appendix 6**. Table 1 provides responses from Trafford Council, Table 2 sets out the responses from consultation bodies and other groups, Table 3 provides the responses from developers and Table 4 provides local residents responses.
- 6.10 Following a request for more time, Trafford Council was given a further 2 weeks to respond to allow for holiday period (up to 13<sup>th</sup> September). The Council set out a number of concerns and recommended amendments to the WNDP. The most significant concerns related to the Warburton Masterplan & Design Guide document, associated WNDP Policy W10 Warburton Masterplan and various policies relating to

the design guidance. Trafford Council advised that the policy approach taken towards the Warburton Lane Masterplan Area was in direct conflict with the strategic policies of the Places for Everyone joint Development Plan 2022 – 2039, adopted 21<sup>st</sup> March 2024 and that if the NDP was submitted in its current form, Trafford Council would object on the grounds that it failed to meet the basic conditions.

- 6.11 Representatives of the NDP Steering Group subsequently met with officers from Trafford Council in October 2024 to discuss and agree a way forward including changes to WNDP policy wording related to design and the approach to the Warburton Masterplan and Design Guide. It was agreed that former Policy 10 Warburton Masterplan should be deleted from the Submission Plan and that the Warburton Masterplan should be separated out from the Design Guide and published separately as a background evidence base document for the WNDP. The Warburton Masterplan would be considered a 'concept' masterplan and used to inform Parish Council responses to the emerging New Carrington Masterplan being prepared by Trafford Council. The Warburton Design Guide (as amended) would remain an appendix of Warburton NDP and would continue to be referred to in WNDP policies where relevant.
- 6.12 In some cases Trafford Council also recommended that WNDP policies should not apply to the Warburton part of the strategic site P/E Policy JP 30 New Carrington. This included where policies addressed landscaping and design (including references to the rural farmstead character in Policy W5 Responding to Local Character) and walking and cycling. However, the Parish Council considered that as the strategic site would be where most of the development was likely to take place over the plan period, the relevant WNDP policies should apply to the site wherever possible. Some changes were made so that policies referred to key locations within the site (as suggested by developer Redrow (see Table 3).
- 6.13 Other changes to WNDP policies in response to Trafford Council's included the following:
- Minor wording changes to Policies W2 Warburton Deer Park, W3 Protecting and Enhancing Wildlife, W6 Protecting Heritage Assets (to refer to designated heritage assets), and W11 Sustainable Design and Climate Change; and
  - Deletion of part of Policy W8 Warburton Conservation Area so that it has regard to national planning policy.
- 6.14 Trafford Council objected to Local Green Space W13/2 Coroner's Wood, Warburton as they considered it comprised an extensive tract of land and could restrict the proposed development of a footbridge connecting Partington to Warburton. In response the boundary of the Local Green Space was amended to include only the area to the west identified as Ancient Woodland.
- 6.15 Trafford Council also recommended further consultation with bodies such as Natural England and GMAAS to ensure the correct policy wording was used and that the non designated heritage assets identified within and around Warburton Deerpark were supported by evidence.
- 6.16 A proposed draft submission version of the Warburton Neighbourhood Plan subsequently was shared with Trafford Council officers for checking prior to submission. Trafford Council provided informal written comments, and it was agreed that there would be ongoing and further engagement on the proposed revised

Warburton Design Guide where it related to policies – see Copy of Trafford Council Comments in **Appendix 7**.

- 6.17 Table 2 includes responses from Consultation Bodies. Natural England was strongly supportive of Policy W4 Warburton Moss and suggested further wording to strengthen the policy. United Utilities suggested some further wording to strengthen Objective 9 and Policy W3 in relation to drainage and this was taken on board in changes to the Submission Plan. There were concerns about the lack of drainage evidence underpinning Policy W10 Warburton Masterplan but this policy has been deleted from the Submission Plan. United Utilities also recommended some changes to Warburton Masterplan & Design Guide. Historic England provided a standard response.
- 6.18 Table 3 sets out the detailed response from consultants Stantec on behalf of Redrow Homes, a developer with a major interest in the Warburton Lane part of P/E Policy JP 30. The main objection (set out in detail) was again in relation to Policy W10 Warburton Masterplan and this has been deleted from the Submission Plan.
- 6.19 The developer expressed concerns about a lack of previous consultation and engagement with Warburton Parish Council during the NDP's preparation, but the Parish Council has evidence of several email exchanges over the past few years during periods of informal consultation on the emerging Draft Plan. There were comments that Map 3 Warburton Deerpark was not consistent with the heritage assessment and the Parish Council asked the heritage consultant to review the report and improve consistency with Map 3. Several changes were made to WNDP's supporting text in response to comments to improve clarity and consistency with national planning policy.
- 6.20 The developer queried the need for a local landscape character assessment, but this analysis is an important part of the evidence base for the WNDP and is referred to in Policy W1 which adds local detail to higher level policies on landscape character and design. The developer objected to the approach taken by Policy W2 Warburton Deerpark and considered it conflicts with the development plan and national planning policy. However, the policy wording was amended in response to changes proposed by Trafford Council (see Table 1) and the assets identified on Map 3 have been checked by GMAAS.
- 6.21 Redrow objected to the wildlife maps and the approach taken in Policy W3 in relation to how biodiversity gains should be achieved. However, the policy is underpinned by a wildlife report which sets out recommendations for improving habitats in the neighbourhood plan area.
- 6.22 In relation to Policy W5 the developer agreed that development proposals should be responsive to local character and was comfortable that this includes particular reference to the overarching agricultural and rural character of Warburton Parish. However, Redrow considered that the approach was too prescriptive and suggested that the Policy could be altered to encourage such an approach at important locations on the rural/urban fringe and in key locations of development. This has been taken on board in changes to the Policy for submission.
- 6.23 Redrow had concerns about the heritage Policy W6 and this has been amended in response to comments from Trafford Council. The developer felt that Policy W11 Sustainable Design and Climate Change was superfluous, but the Parish Council

would like to retain the policy as sustainability is at the heart of WNDP and it would be an omission not to mention sustainable design. Also, Redrow objected to Policy W12 Walking and Cycling as they considered it should not apply to JP 30 as the proposals were not linked to the development site. The Parish Council does not agree with this; it is important that the strategic site is linked to the wider area and there may be opportunities from CIL for implementing the proposed improvements.

- 6.24 Redrow also objected to two Local Green Spaces: LGS13/2 Coroner's Wood (which has now been reduced in size in response to comments from Trafford Council) and 13/6 on the basis that it is essentially a highway verge and contains none of the listed attributes listed in paragraph 106 of the NPPF. The Parish Council decided to retain both Local Green Spaces as they are supported by the local community and to leave their inclusion or otherwise for the examiner to determine.
- 6.25 85 responses were submitted by local residents and stakeholders, the vast majority of which were overwhelmingly supportive of Warburton Neighbourhood Plan. A few minor changes were made, including referencing the opportunities for the Manchester Ship canal to support a long-distance path. There were many comments relating to ongoing issues with roads, potholes and safety.

## 7. Conclusion

- 7.1 In conclusion the Warburton NDP has been prepared through a process of widespread public consultation at all stages of development, from the very first steps of parish meetings to the formal Regulation 14 public consultation stage. There have been multiple opportunities for residents, stakeholders and landowners to be involved in the plan's preparation and to have their say. Respondents have been listened to at all stages and the plan has been through multiple revisions as a consequence of this input.
- 7.2 Warburton NDP is therefore an ambitious and complex neighbourhood plan with a range of detailed and locally relevant planning policies underpinned by robust technical evidence and supported by local people. Once completed it should form an important and useful part of the statutory development plan for Trafford.

Appendix 1 – NDP Launch, May 2019

**Copy of leaflet delivered to all households**

# Launch Meeting for a Neighbourhood Plan for Warburton



In the autumn of 2018, Warburton Parish Council decided to seek permission from Trafford Council to produce a Neighbourhood Plan. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. They are able to choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use.

Our unique village and its superb historic landscape setting is under threat from a number of directions. Some of these we can do little about with a Neighbourhood Plan (HS2 for example), but in others we can try to ensure that it is preserved and conserved as much as possible. Warburton Parish Council have previously produced a Village Design Statement

(2004) and although we were informed it would gain Supplementary Planning Guidance (SPG) status within the Trafford Planning Department, this did not happen. The Warburton Neighbourhood Plan gives us villagers the opportunity to determine what is appropriate development and what should be protected from development for ourselves. It is a superb opportunity and one we really should not miss.

Volunteers are sought to help with the Neighbourhood Plan. The Parish Council have retained Louise Kirkup from the consultants Kirkwells Planning (who specialise in assisting on the production of Neighbourhood Plans) to co-ordinate and advise on the formulation of the plan and we want to make an early start.

It doesn't matter if you have no specialist expertise to offer, but it is important that if you have concerns about your village, have some enthusiasm to enhance and protect it and a little time that you can give, please get involved. It is critically important that the Warburton Neighbourhood Plan needs to reflect the collective opinions of the people of Warburton.

Launch Meeting: 9<sup>th</sup> May 2019 at 7:30 pm at the Warburton Parish Rooms (parking is limited so please car share or make other arrangements to get there).

If you would like to be kept informed about the progress of the Warburton Neighbourhood Plan, please print in the form below;

Name	
Address	
Contact details	
Interests in the village and landscape, or specific areas of expertise you would be prepared to share.	

If you would like further information, contact Alec Austin [alec\\_austin@icloud.com](mailto:alec_austin@icloud.com) or Paul Beckmann [onionfarm@agabeck.co.uk](mailto:onionfarm@agabeck.co.uk)





### Notes from Informal Drop in Meeting, January 2020

## Warburton Neighbourhood Plan

### Drop in meeting of 11<sup>th</sup> January 2020

- Green Belt.

It was felt that Trafford's Green Belt Policy is possibly rather too strictly applied and that a degree of a slightly more flexible approach is required, recognising that while the Green Belt is extremely valuable, the landscape within it is dynamic and that people live and work within the Green Belt. (Landscape Institute Landscape Briefing April 2018 'Green Belt Policy') Recreational value of Green Belt is under-exploited and there is a lack of connectivity between footpaths (a lack of 'Green Infrastructure').

- Existing housing stock.

There was some concern expressed that some of the older houses, possibly built originally for agricultural workers, are not large enough for modern families. This possibly relates to the provision of internal toilets and bathrooms (external at the time many of these properties were built) and lack of storage spaces. As these properties are within the Green Belt it was felt that there may be problems with obtaining Planning Permission.

It was accepted that any possible extension should be very much in character with the existing property.

Applications to refurbish or alter existing housing stock should insist on the retention of existing characteristic features. For instance, the substantial chimneys of many of the John Douglas designed houses should be retained wherever possible. New extensions should respect the existing structures, especially where new, more modern materials are used.

- Future development in Warburton.

The very specific character of the Warburton area should, it was felt, be reflected in any new housing permitted within the area. While not being too prescriptive or wishing to see a pastiche of Arts and Crafts buildings, any new development should reference elements of the existing design features. The proposed Redrow Homes site houses are seen as totally alien to the character of the area.

- Community facilities.

Existing community facilities were seen as barely adequate for the existing population and that the present Parish Rooms were in need of urgent upgrading. Future development should include for provision of additional or new community facilities.

- Bus services.

There were several people expressing concern over the reduction of bus services and possible further reduction. School children use some of the local bus stops and there are worries about access to and from the bus stops relating to road speeds and visibility.

- Highways.

There was considerable concern over several issues relating to highways, these were as follows,

1. Traffic Speed. It was felt that traffic speeds are in reality far higher than either the current speed limits or the 'safe' speed for the roads. A number of accidents in recent times related to excessive speed.
2. Road quality. Potholes are a constant problem throughout the area and it was noted that some vehicles have been damaged, the damage not limited to tyres.
3. Relating to traffic speed, a great deal of worry was expressed on the condition and quality of local footways. In several areas along Warburton Lane, Paddock Lane and Bent Lane the footways are far too narrow (certainly not in compliance with modern highway standards). This results in HGV and wide vehicles' wing mirrors sweeping over the footway and there have been cases of near misses with the heads of pedestrians. On almost all of these footpaths it is impossible to walk two abreast and if another pedestrian is met coming in the opposite direction, one or other must step out into the road. This is not safe where traffic is exceeding 40mph on the adjacent highway.

Several people commented on the condition of the Dunham Road footway, which in parts has almost ceased to exist. On a de-restricted road such as this it is incredibly dangerous to walk along the highway and no locals would risk walking along this road at night. Given that this footway links to the Trans-Pennine Way and several footpaths its condition gives a great deal of concern.

A number of properties have mirrors looking at the highway adjacent to assist entering or leaving private houses. Some of these have been destroyed by HGV wing mirrors.

Mention was made on the lack of intermediate traffic speed limit signs along Paddock Lane. While these were not seen as attractive features, the failure to reduce traffic speeds needs to be addressed urgently.

4. Street Lighting. It was noted that several lighting columns around Moss Brow /Warburton Lane junction were not working (as a result of a recent accident?) and that several individual columns had not been working for some time.
5. Highway junctions. It was felt that a number of highway junctions are quite hazardous, more so to pedestrians than to vehicles. The Moss Lane / Warburton Lane junction, the Warburton Lane / Dunham Road junction, the Warburton Lane / Paddock Lane junction and the Wigsey Lane / Paddock Lane junction were all mentioned. In the case of the junction along Warburton Lane some of the hazard relates to speeding vehicles.
6. Traffic Volumes. This was a major concern about the numbers of vehicles already using Warburton Lane and Dunham Road and the frequent congestion because of peak flows through the Toll Bridge. Additional development such as that already

approved in Carrington and Partington (1,000 + houses?) can only surcharge roads already struggling at well beyond their design capacity.

7. HGV traffic. Concern was expressed at the apparently increasing numbers of HGVs using Warburton Lane. (This aligns with increasing concerns expressed in Lymm over HGVs using Rush Green Road and traveling through the village centre.) There are weight limits on the bridges and some of these vehicles are considerably in excess of the maximum permitted weights.
8. 'Cheshire Railings'. Several people mentioned that the continuous metal bar fences (usually painted black and white) which are characteristic feature of many rural road junctions and sharp corners are not being replaced or maintained. These rails were originally placed to improve visibility. It was mentioned that it would be interesting to see where there were originally these railings and they have subsequently disappeared.

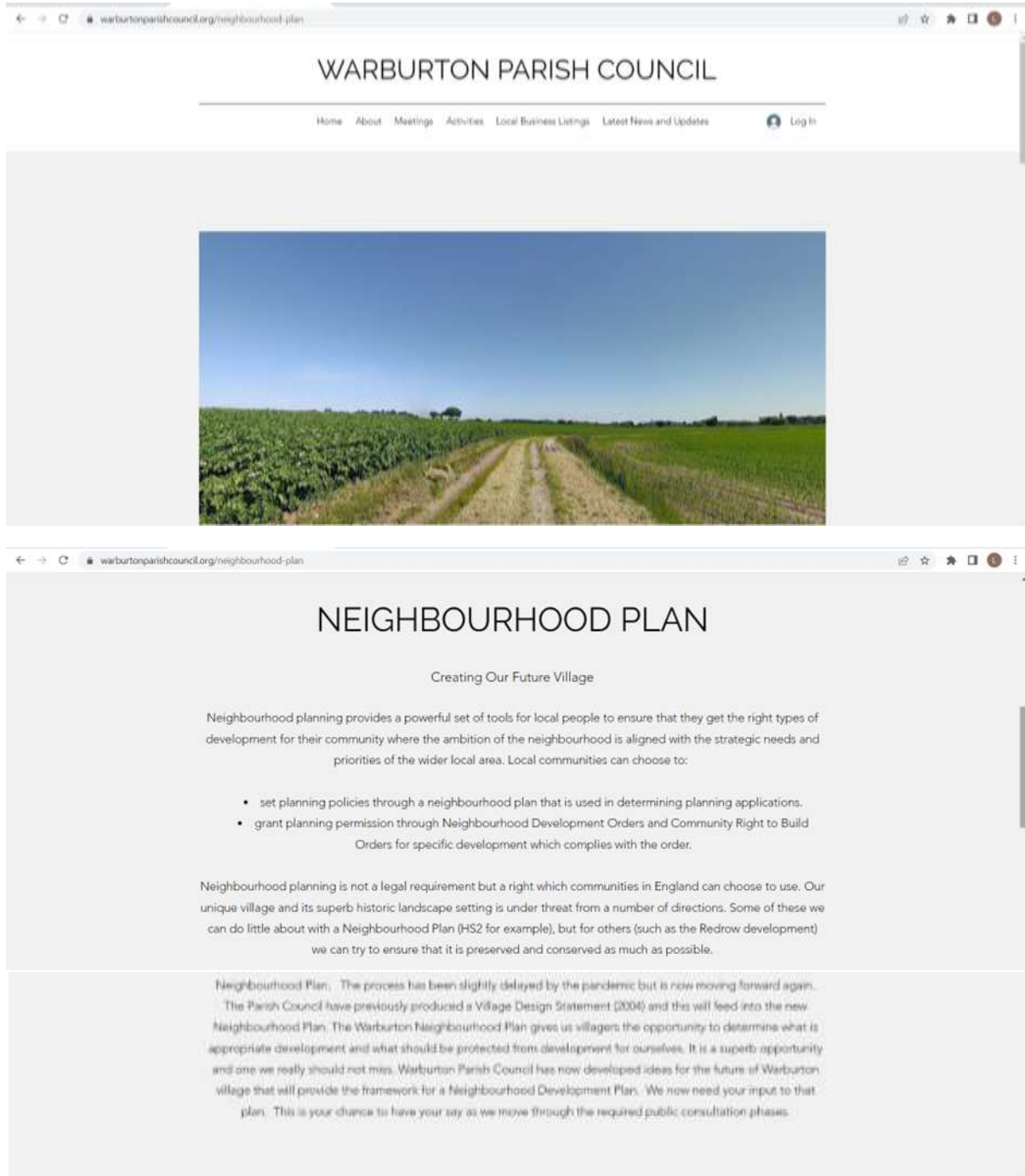
- Drainage and Flooding.

There was concern over flooding levels and drainage issues throughout the area, with at least one cases of land fill having disturbed the previously existing drainage with negative results. Flooding on the Trans-Pennine Trail was mentioned. Flooding on several roads was mentioned.

- Tree Planting.

## Appendix 2 – Consultation on Vision Statement and Key Planning Issues, December 2021

### Screenshots of Parish Council website



## HOW TO GET INVOLVED



REVIEW THE DRAFT VISION  
STATEMENT AND PLANNING  
DOCUMENT

[Click Here](#)



COMPLETE THE FEEDBACK  
SURVEY

[Feedback Survey](#)



ATTEND THE DROP IN SESSION  
ON 11TH DECEMBER 2021

[Find out more](#)



GET MORE INVOLVED

[Contact](#)

Copy of leaflet for local households

## A Neighbourhood Plan for Warburton



**Warburton residents are invited to attend a ‘drop-in’ session at Warburton Parish Rooms on Saturday December 11th from 2 p.m. to 4 p.m. Tea, coffee, wine and mince pies provided.**

In the autumn of 2018, Warburton Parish Council decided to seek permission from Trafford Council to produce a Neighbourhood Plan. On 19<sup>th</sup> May 2019 we had our launch ‘drop-in’ session in the Parish Rooms, but subsequently the outbreak of Covid meant we could not realistically continue. However, the Parish Council has since formed a small steering group, applied for and received grant aid, have retained Louise Kirkup from the consultants Kirkwells Planning (who specialise in assisting on the production of Neighbourhood Plans) to coordinate and advise on the formulation of the plan and retained the consultants AECOM to produce a Master Plan and Design Codes.

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Local communities can choose to:

- set planning policies through a neighbourhood plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use.

Our unique village and its superb historic landscape setting is under threat from a number of directions. Some of these we can do little about with a Neighbourhood Plan (HS2 for example), but in others we can try to ensure that it is preserved and conserved as much as possible. Warburton Parish Council have previously produced a Village Design Statement (2004) and this will feed into the Neighbourhood Plan. The Warburton Neighbourhood Plan gives us villagers the opportunity to determine what is appropriate development and what should be protected from development for ourselves. It is a superb opportunity and one we

## Warburton NDP Consultation Statement

really should not miss. Warburton Parish Council has now developed ideas for the future of Warburton village that will provide the framework for a Neighbourhood Development Plan.

This is the first phase of development of the Plan and we would like to know residents opinions and views about these ideas. This Vision Statement and Key Planning Issues document is published for informal consultation from December 1st until December 31st 2021.

We need to know whether you agree with the draft mission statement, vision and objectives and key planning themes identified so far, and whether you have any comments or suggestions for other things our Plan should address.

Please note that this Plan has specific scope and there are some important issues that affect Warburton that will not be included here. For example the impact of HS2 cannot be considered nor the future of the Toll Bridge and its effects on village residents. Equally some more everyday matters like road safety and maintenance

There are several ways in which you can provide us with your comments and ideas:

- Come along to the public drop in event at the Parish Rooms on Saturday December 11th from 2 to 4 p.m. where you can find out more and meet members of the NDP Steering Group (and get help with completing the response form) Parking is limited so please car share or make other arrangements to get there.
- Download a response form from the NDP page of the new parish Council website [www.warburtonparishcouncil.org](http://www.warburtonparishcouncil.org) (due to be launched on 1<sup>st</sup> December 2021) and email it to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org)
- Complete a hard copy of the response form provided at the back of the above document and return it to Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD
- Email to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org) or send us a letter to Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD

It doesn't matter if you have no specialist expertise to offer, but it is important that if you have concerns about your village, have some enthusiasm to enhance and protect it and a little time that you can give, please get involved. It is critically important that the Warburton Neighbourhood Plan needs to reflect the collective opinions of the people of Warburton.

Further changes to the Neighbourhood Plan as it evolves will be shown on the Neighbourhood Plan section of the Warburton Parish Council website. We will, of course also have further drop-in sessions as the plan progresses.

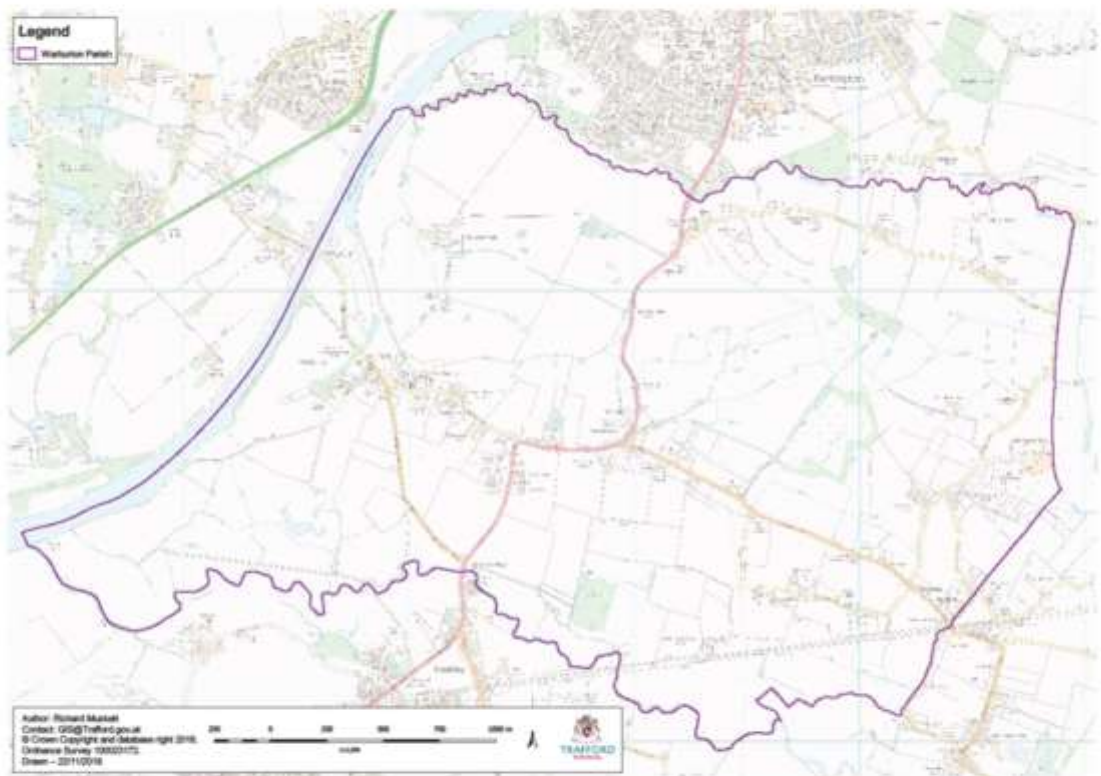
Paul Beckmann Chair of the Neighbourhood Plan Steering Group Warburton Parish Council, November 2021

Copy of Vision Document and Questionnaire

# Warburton

## Neighbourhood Development Plan (NDP)

### 2021-2037



## Vision Statement & Key Planning Issues

Public Consultation  
Winter 2021



## How to Comment

Warburton Parish Council has developed ideas for the future of Warburton village that will provide the framework for a Neighbourhood Development Plan.

This is the first phase of development of the Plan, and we would like to know residents opinions and views about these ideas.

This Vision Statement and Key Planning Issues document is published for informal consultation from 1<sup>st</sup> December until 31<sup>st</sup> December 2021.

We need to know whether you agree with the draft mission statement, vision and objectives and key planning themes identified so far, and whether you have any comments or suggestions for other things our Plan should address.

Please note that this Plan has specific scope and there are some important issues that affect Warburton that will not be included here. For example, the impact of HS2 cannot be considered nor the future of the Toll Bridge and its effects on village residents. Equally the Plan will not look at more everyday matters like road safety and maintenance.

There are several ways in which you can provide us with your comments and ideas:

- Come along to the public drop in event at the Parish Rooms on Saturday December 11<sup>th</sup> from 2 to 4pm where you can find out more and meet members of the NDP Steering Group (and get help with completing the response form)
- Download a response form from the NDP page of the new Parish Council website [www.warburtonparishcouncil.org](http://www.warburtonparishcouncil.org) and email it to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org)
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- Email to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org) or send us a letter to Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD.

Thank you for your time and interest.

Your response will be considered very carefully and used to inform the Vision, Objectives and Policies and Proposals in the Draft Plan.

Paul Beckmann

Chair of the Neighbourhood Plan Steering Group

Warburton Parish Council, November 2021

## 1.0 Introduction

- 1.1 Welcome to the Warburton Neighbourhood Development Plan (NDP). This document has been prepared for informal public consultation as a first step in our NDP process, and your comments and feedback will help the Parish Council to shape the policies and proposals in our Draft Plan.
- 1.2 NDPs are relatively new planning policy documents and provide local people and stakeholders with an opportunity to shape future development in their area. This is because planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise, and NDPs form part of the statutory 'development plan'. However, NDPs do not stand alone - they have to have regard to national planning policies (see the National Planning Policy Framework (NPPF) and other Government guidance) and be in general conformity with strategic planning policies, here provided in Places for Everyone (PfE), the Joint Development Plan for the 9 Greater Manchester Authorities of Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan, and Trafford's Local Plan.
- 1.3 NDPs have to be prepared through extensive community consultation and backed up by robust technical evidence. The policies and proposals in the Plan are tested against a set of 'basic conditions' through an independent examination. At the very end there is a local referendum, when all those on the electoral role are invited to vote on whether the Plan should be used to determine planning applications. This process will probably take about 18 months to 2 years to complete.
- 1.4 When finished the Warbuton NDP will include local planning policies and proposals to inform decisions on development in the parish of Warburton up to 2037.

## 2.0 Progress so Far

- 2.0 Warburton Parish Council made the decision in 2019 to prepare an NDP. Warburton Parish was designated as a neighbourhood area by Trafford Council on 4<sup>th</sup> March 2019. The map on the front cover shows the extent of the Parish and designated area. This is important as our NDP can only include planning policies to guide development within this boundary.
- 2.1 An NDP Steering Group of parish councillors and interested local residents has been set up, and planning consultants Kirkwells have been appointed to provide planning consultancy support. The group meets monthly and agendas and minutes are published on the Parish Council's website.
- 2.2 The Group already has prepared a background document describing the historic landscape significance of Warburton Park, commissioned a habitats survey and reviewed policies and proposals in the new emerging Trafford Local Plan and PfE and relevant local technical evidence to support these higher level documents. These various 'evidence base' documents are provided on the NDP pages of the Parish Council website <http://www.traffordparishes.gov.uk/Warburton/Warburton-Parish-Council.aspx>

- 2.3 This Vision Statement and Key Planning Issues document sets out the draft vision and objectives and the key planning themes or issues identified so far. We are inviting your comments and ideas on these so that we can move forward with preparing our Draft Plan.

### 3.0 Draft Vision and Objectives

#### Draft Mission Statement for the Warburton NDP

To continuously develop and evolve a welcoming, safe and sustainable environment for all stakeholders (residents, visitors, farmers, Trafford) where history is celebrated, the landscape is treasured, and the community is vibrant.

#### Draft NDP Vision

By 2037 Warburton Village will:

- Be a desirable place where people would like to live, having a strong sense of identity, tradition and community where visitors are welcomed to enjoy its history and landscape
- Be well known for celebrating its history and landscape as well as providing good residential infrastructure for the community
- Become a sustainable community within the local landscape, actively contributing to the environmental wellbeing of the adjacent conurbations with a proactive approach to the green belt
- Have a thriving farming community that is integral to the village community and actively contributes to sustainability and wellbeing
- Provide a network of safe footpaths and cycle routes to encourage recreational activity and promote wellbeing
- Proactively communicate with the community to ensure needs are met
- Have well maintained infrastructure: village amenities, roads, footpaths, utilities, digital connectivity and transport links
- Support local business to provide amenities like farm shops, recreation and services.

#### Draft Objectives

**Objective 1:** To conserve and enhance the distinctive landscape, buildings and heritage assets of the Parish, ensuring that any development is sympathetic, sensitively designed and high quality which is keeping with local character and respects the Village Design Statement.

**Objective 2:** To promote the legacy/history of the village and its setting as social capital, publicising its importance so that it becomes more widely known.

**Objective 3:** To maintain a diverse, cohesive, safe and healthy local community, maintaining the character and vitality of the Parish.

**Objective 4:** To encourage safe and sustainable transport.

**Objective 5:** To encourage the further development of Green Infrastructure throughout the Parish, linking up to neighbouring Parishes where possible and further developing the informal recreational facilities of the Parish.

**Objective 6:** To plan for local infrastructure and digital connectivity improvements and their enhanced resilience which meet the existing and future requirements of residents and respects the local landscape.

**Objective 7:** To develop green credentials and promote conservation, allowing wildlife to flourish.

**Objective 8:** Ensure a greener future by maximising energy and resource efficiency, creating a low-carbon neighbourhood.

**Objective 9:** To integrate farmers and agriculture in the broader community through supporting diversification / more sustainable land use and encouraging local production and consumption.

**Objective 10:** To proactively encourage the prioritisation of brownfield housing to meet strategic objectives that are listed in the NDP Vision above.

## 4.0 Key Planning Issues for Warburton NDP

The Steering Group has identified a number of key planning issues which the Warburton NDP could address. These are related to the draft Vision and Objectives and build on work already undertaken linked to the NDP and local planning proposals.

### 4.1 Conserving and Enhancing Landscape Character and Promoting our Built Heritage

4.1.1 The Parish Council will continue to promote and raise awareness of the important landscape character and built heritage of the Parish in publicity and in responses to the Local Plan, PfE and planning applications and to all stakeholders.

4.1.2 The Warburton Park landscape area to the north of the Parish was occupied by a medieval or possibly post-medieval deer park. In the centre of the area lies Park Farm, standing on a slightly raised area of land. The park has a distinctive plan, with sinuous, curved edges and no right-angled corners; this strongly suggests that the park may have been used for deer hunting. It is hard not to overstate how important to the landscape of Warburton this area has been and continues to be, although it is not currently designated as a Historic Park and Garden by Historic England.

4.1.3 The area includes watercourses and fishponds, copses and woodland, sections of 'park pale' earthworks or ditches around the perimeter and a pillow mound which

was almost certainly a rabbit warren. A public footpath crosses the deer park and there are views towards the high-level bridge over the Manchester Ship Canal, the dark mass of the trees of the ancient woodland, Coroner's Wood and occasional glimpses of the funnels of ships using the Manchester Ship Canal.

- 4.1.4 PfE notes that 'the land to the west of Warburton Lane was previously designated as safeguarded land in the Trafford Core Strategy and is a particularly sensitive parcel. The New Carrington Historic Environment Assessment 2020 identified that the area has potentially significant heritage value and it is therefore necessary to take a cautious approach to the development potential of this area in advance of the necessary investigative works being undertaken' (paragraph 11.324). Areas of the site, such as Warburton Deer Park and Carrington Moss, have particularly high landscape sensitivity and therefore development proposals in these areas will need to demonstrate how any landscape impact can be appropriately mitigated (paragraph 11.343).
- 4.1.5 Cheshire Wildlife Trust was commissioned by the Parish Council in 2020 to assess local wildlife value in the neighbourhood area and to identify key features associated with the landscape character and wildlife so these can be referred to in NDP planning policies. The report, 'Protecting and Enhancing Warburton's Natural Environment, Cheshire Wildlife Trust', February 2021 is an important evidence base document and is published on the NDP pages of the Parish Council website. The conclusion advises that 'future development of Warburton should respect the natural environment. The most intact landscapes, in terms of biodiversity, landform and historic / cultural associations should be valued highly when planning decisions are made. Protection and enhancement of Warburton's natural assets is of the utmost importance for nature conservation and ecosystem services but it is also important for the enjoyment of future generations.' The report includes advice which can be used to inform local planning policies to help ensure development provides a positive net gain for biodiversity, appropriate to the relevant landscape area.
- 4.1.6 The NDP could include 'finer grained' policies and a masterplan to help protect the areas with the greatest landscape heritage and wildlife significance from development, and ensure landscaping and screening are suitably designed to provide a suitable buffer and soften the urban edge of the built-up area.
- 4.1.7 In terms of built heritage assets Warburton village has a conservation area and the Parish has 22 Listed Buildings including Grade I Old Church of Saint Werburgh. These are already protected by national and Trafford planning policies.
- 4.1.8 Design Codes are being commissioned to provide guidance to ensure new development is appropriately sensitively designed, taking into account existing local character. The Design Codes are likely to focus on the area identified for new development in the north of the Parish, but will also take account of the existing guidelines in the Village Design Statement.

## 4.2 Recreation and Local Infrastructure

- 4.2.1 Warburton Parish provides opportunities for informal recreation and leisure for both local residents and people from further afield and the Parish Council intends to build on this to provide organised cycling and walking routes that will celebrate legacy and lead to increased visitor numbers.
- 4.2.2 There are several public footpaths crossing the rural area including the Trans Pennine Trail and the Bollin Valley Way. These will be integrated into the Heritage Trail to guide walkers around the historic assets of the village. Additionally safe walkways to bus stops are required and clearing of unmaintained pavements is critical.
- 4.2.3 Cycling on local roads and the Trans Pennine Trail has increased significantly and creates additional safety issues and has resulted in road fatalities. The Parish Council will seek safety measures such as lower speeds and signage and promote use of TPT.
- 4.2.4 Public transport connections are very poor. The only bus service connecting Warburton to Altrincham and Lymm/Warrington was significantly reduced in 2020 and now excludes a substantial number of residents in the east of the village (and in Dunham) There is no meaningful local rail connection and connectivity with the rest of Trafford and Greater Manchester is poor. This has major environmental consequences with increased car use and improved public transport connectivity is urgently needed. The lack of bus provision leaves residents having to walk long distances to bus stops and pavements in critical areas of safety have not been maintained. The growing population of older residents is particularly disadvantaged by this and restrictions of mobility scooters.
- 4.2.5 Given the rise in road usage and the creation of New Carrington and its relief road and potentially long term construction traffic for HS2 then the problems associated with traffic pollution and safety are acute.
- 4.2.6 The new St Werburgh's Church is available for christenings and funerals and has weekly Sunday services. The Parish Rooms are situated next to the new Church on Bent Lane and are used for local social events and meetings as well as PCC and Parish Council meetings.
- 4.2.7 The old St Werburgh's Church and priory is recognised as one of Manchester's key medieval sites. It is also the oldest standing building in Trafford. The churchyard surrounding the old church is the burial ground for the parish. The church is now looked after by the Churches Conservation Trust and there are services during the summer months. There are morning services on Sundays in May and September, and two Evensongs at 6:30pm on the last Sundays in May and July. The Churches Conservation Trust organizes various events through the year. The Parish Council will seek to promote visitors to the church and feature it on the Heritage Trail. It will be included in the heritage promotion on the Parish Council website and in printed material.
- 4.2.8 The Saracens Head is the only pub in Warburton and has a colourful history particularly in 19<sup>th</sup> century. It offers a large family play and recreational area and extensive parking. It can play a key role in development of the village and become a social centre for larger village activities.

### 4.3 A Sustainable Future for Warburton

- 4.3.1 Planning has an important role to play in addressing climate change and moving towards a low or no carbon future. One of the basic conditions against which the Plan will be tested is whether the making of the plan contributes to the achievement of sustainable development and the NPPF recognises that this is the purpose of the planning system.
- 4.3.2 It is proposed that the Design Codes for Warburton NDP will address the need to promote energy and resource efficiency in new development and the NDP will then use these in local planning policies.
- 4.3.3 It is important to note that detailed technical requirements are and will continue to be addressed through Building Regulations, however the NDP has a role in supporting and promoting best practice in planning policies.

### 4.4 Supporting Suitable Rural Diversification

- 4.4.1 Warburton has retained its rural character and local employment in the Parish is largely based around farming and food production. The agricultural sector is critical for the future of the village and should be supported to maintain its contribution to the local economy and environmental sustainability.
- 4.4.2 There are several working farms in Warburton that cover many aspects of agriculture. These include:
- The local farm shop run by R and K V Clegg at Moss Brow Farm, Paddock Lane, Warburton. This provides the local community with fruit, veg, eggs and a wide variety of locally sourced produce including honey, jams, local Dunham Massey apple juice and seasonal produce such as pumpkins and Christmas trees.
  - J Priestner and Sons at Midlands Farm and Peterhouse Farm have played a part in Warburton farming for many years. Originally arable and egg producing they mainly now specialise in producing first class eggs that are sold all over the North of England. Peter House Farm stocks their produce as well as local shops.
  - H Booth and Son are based on the very edge of the parish at Broadoak Farm and specialise in rare breeds. They produce pigs, cows and sheep and provide farm visits for school children to learn about farming and the environment. Another speciality of theirs is potatoes and they supply local and regional chip shops.
  - E & L Houghton farm at Birch Farm in Warburton and although relatively new to the village have a mixed farming business of arable crops, selling their barley to make Carling Lager, craft beers and also to local whiskey producers Forest Whiskey based at the Cat and Fiddle in Macclesfield. They also grow oil seed rape, wheat and beans. If you drive past in the summer you'll see their small herd of Aberdeen Angus cattle grazing the fields and this meat is sold to local buyers.

- Cheshire Haybale Hire which hires out hay or straw bales for events.
- A & E Cookson farm Overtown Farm on Paddock Lane in the heart of the village and produce arable crops and beef. They also recently diversified into storage on the farm.
- T Harris has been farming at Lower Carr Green Farm in the village for many years and was known for his beef and sheep production. It is let to a local Dunham farmer R Pennington for farming beef cattle at Lower Carr Green Farm.
- Frank Lythgoe Ltd is a major landowner in the Parish.
- CH Farms based on Dunham Road at Yew Tree Farm are arable farmers and farm the area known as Warburton Moss.
- D & J Priestner are mainly based in Dunham Massey but also farm a large area of land in Warburton and have a smaller farm at Moss Hall Farm on Gorsey Lane. This is quite common in small villages and brings Dunham Massey and Warburton close together with a few farmers farming land in the neighbouring village.

4.4.3 Warburton also has Kennels and Catteries based at Reed House Farm and Lighthouse Farm, providing excellent accommodation for pets. Not only small pets are catered for with two livery yards for horse owners to keep their horses on at Matchington Farm on Sawpit Street and also at Reed House Farm on Gorsey Lane. These horse owners can take advantage of the local access to the Trans Pennine Trail and ride through our lovely village.

4.4.4 The NDP provides an opportunity to consider how local planning policies and actions can support and sustain these rural businesses in the future as they face ongoing challenges related to global changes in food production, a greater emphasis on more sustainable, local food production, and the need to protect and enhance wildlife and biodiversity.

## 4.5 Housing Development

4.5.1 Policies in the NDP cannot be in conflict with Local Plan policies and should not duplicate them. The NDP is being prepared in the context of the adopted local plan policies for Trafford (Trafford Local Plan: Core Strategy Development Plan Document, adopted January 2012 and Saved Policies from the Revised Unitary Development Plan, 2006) but, in line with good practice, takes into account the reasoning and evidence supporting the policies in the emerging new Trafford Local Plan.

4.5.2 The Parish of Warburton is largely washed over by the Green Belt where development opportunities are very limited. The adopted Trafford Local Plan Policies map also includes an area to the north of the Parish and to the south of Partington which is identified as a 'Priority Area for Regeneration'. PfE (Publication Draft) Policy JP Allocation 33 'New Carrington' includes this area within the allocation boundary and identifies it for residential development (as an area referred to as 'Warburton Lane'). Trafford Local Plan February 2021 Regulation 18 Consultation Draft also identifies AF7 – New Carrington as an 'Area



of Focus' in the Trafford Local Plan to reflect the anticipated development in this location. If this goes ahead it is likely that new housing development will be concentrated in this area.

- 4.5.3 The Parish Council has made representations to both PfE and new Trafford Local Plan consultations in relation to the proposed strategic allocation at New Carrington and these planning processes are separate from the NDP but will run alongside it.
- 4.5.4 New Local Plan Policy TP12 – Rural communities sets out that 'a) Warburton, Dunham, Dunham Woodhouses and other rural communities will be protected from inappropriate development, their character, appearance and amenity enhanced, and the range of facilities within these settlements to be sufficient to maintain their long term sustainability.'
- 4.5.5 Apart from the proposed strategic allocation, new housing proposals in the parish will be limited to those which are acceptable in the Green Belt (see NPPF paragraphs 149 and 150) such as replacement buildings, limited infilling in the village, limited affordable housing for local community needs including rural exception sites, limited infilling or redevelopment of previously developed land and re-use of buildings.
- 4.5.6 The Parish Council considers that brownfield (previously developed) sites in Trafford Borough should be prioritised for new development and the rural area and the Green Belt should continue to be protected. Therefore the Parish Council will continue to make representations through PfE and Local Plan process and it is proposed that the NDP will not include policies which allocate sites for housing or which set out policies on house types and sizes.

## 5.0 Next Steps

- 5.1 We want our Neighbourhood Plan to be relevant to our beautiful and interesting Parish and to address the issues that are important to our Parishioners.
- 5.2 This document has been prepared by the NDP Steering Group as a first step in these discussions and to prompt local debate and feedback.
- 5.3 Please complete and return the attached form (or complete and email the one on the website) to give us your thoughts and ideas about planning Warburton's future. We will then use your comments and suggestions to inform our Draft Plan which will be published for further consultation next year.
- 5.4 Please note the Draft Plan will be a more complex, lengthy and technical document than this one but we will continue to try to find ways to ensure everyone can get involved and have their say at all stages.

**Warburton NDP – Vision Statement and Key Planning Issues**

**Response Form**

When you attend a consultation event or return a survey or consultation document, the information you provide (personal information such as name, address, email address, phone number) will be processed and stored so that it is possible to contact you and respond to your correspondence and provide information relating to the Neighbourhood Plan. Any comments submitted may be made publicly available on the Warburton Parish Council website [www.warburtonparishcouncil.org](http://www.warburtonparishcouncil.org). or through other local publications, however, all comments will be anonymised prior to publication. Further information can be obtained by contacting the Clerk, details for whom can be found on our website

Name:

Contact details:

Do you want to be kept informed about the NDP and any future public consultations?

YES/NO

Q1 Do you support the Draft Mission Statement? YES/NO

Please provide any comments about how it could be improved.

Q2 Do you support the Draft Vision? YES/NO

Please provide any comments about how it could be improved.

Q3 Do you support the Draft Objectives? YES/NO

Please provide any comments about how they could be improved.

## | Warburton NDP Consultation Statement

Q4 Do you support the proposed Key Planning Issues for Warburton Parish? YES/NO

Please let us know if you disagree with any or think we have missed anything important.

Q5 Please use the space below to provide us with any further comments about the NDP for Warburton.

Thank you for your time and interest.

### Qualitative assessment of Feedback from Warburton NPD consultation with residents in

December 2021

#### Headlines:

There is general support for the Vision and Objectives set out by the Parish Council in their consultation document and presentations however there is some dissatisfaction about important local issues that are not included because of the scope of the Plan (for example the problems of traffic management with regard to the Toll Bridge and speeding/dangerous road conditions in the village).

The emphasis on protecting green spaces and the Green Belt was mostly strongly endorsed along with protection of wildlife and the local landscape.

#### Other specific issues raised:

There is general support for protecting/conserving landscape, buildings and heritage assets as proposed but also recognition that some brown-field housing development is desirable that is sympathetic to local infrastructure and architecture.

Other specific support was evident for creating safe walking and cycling networks and promoting this aspect of Warburton.

With the above in mind there is also considerable concern about the lack of maintenance of local pavements and roads but also general lack of control of hedgerows, verges etc.

The proposal for “Putting Warburton on the Map” received positive comments and the idea of improving the awareness of the village through new signage, logos and a Heritage trail seemed popular.

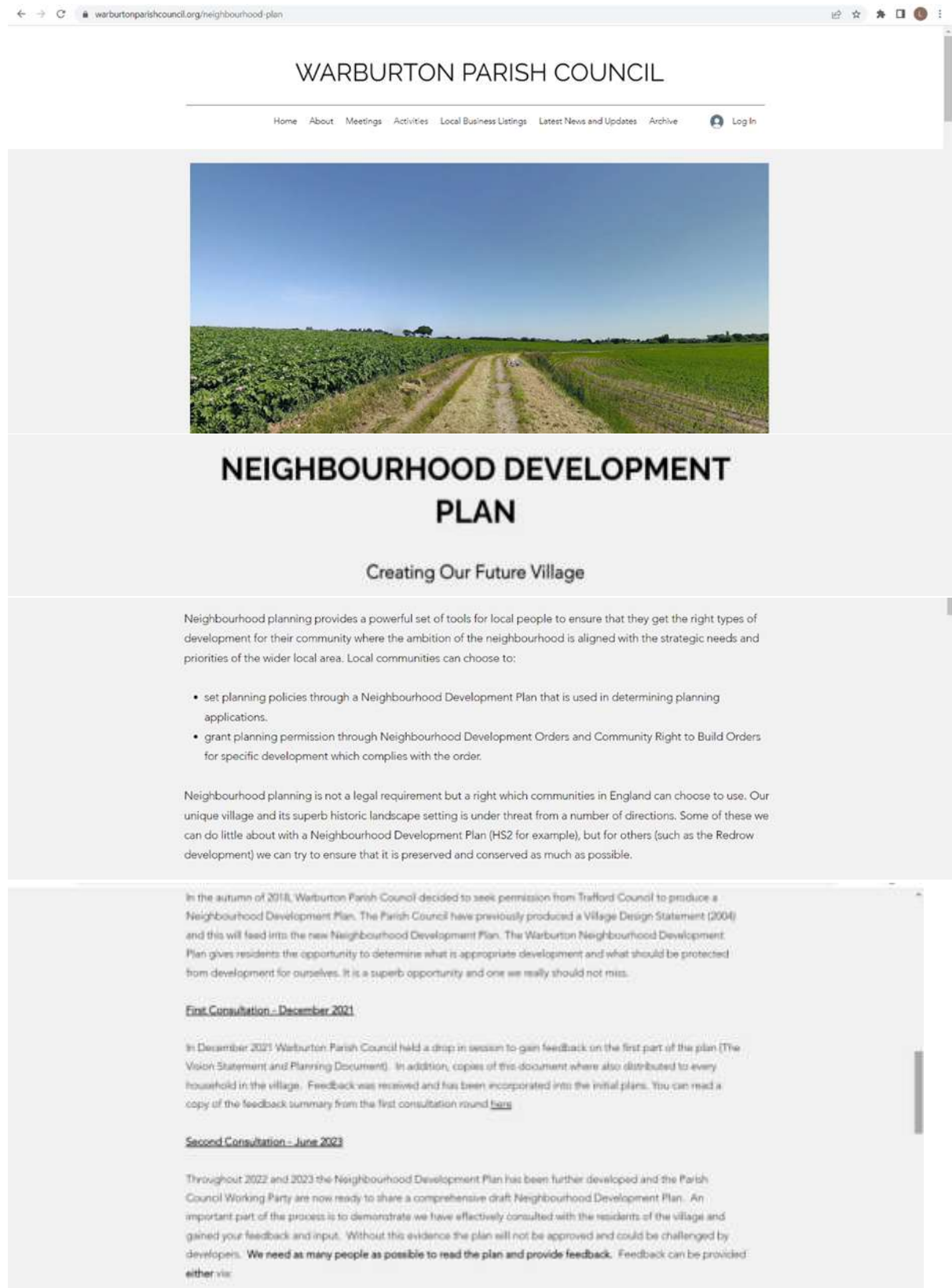
#### Other issues of concern not included in NPD

There is still considerable concern about the traffic problems and management of the Toll Bridge with little progress to date.

Road safety is a priority for a lot of residents, including the disabled, and concern over the apparent increase in accidents, injury and fatalities.

## Appendix 3 Informal Consultation on Emerging Draft Plan and Warburton Master Plan and Design Guide, June 2023

### Screenshots of Parish Council Website



The screenshot shows the Warburton Parish Council website. The browser address bar displays "warburtonparishcouncil.org/neighbourhood-plan". The website header includes the council name and a navigation menu with links for Home, About, Meetings, Activities, Local Business Listings, Latest News and Updates, Archive, and a Log In button. Below the header is a large image of a dirt road winding through green fields under a clear blue sky. The main heading reads "NEIGHBOURHOOD DEVELOPMENT PLAN" with the subtitle "Creating Our Future Village".

Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area. Local communities can choose to:

- set planning policies through a Neighbourhood Development Plan that is used in determining planning applications.
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Neighbourhood planning is not a legal requirement but a right which communities in England can choose to use. Our unique village and its superb historic landscape setting is under threat from a number of directions. Some of these we can do little about with a Neighbourhood Development Plan (HS2 for example), but for others (such as the Redrow development) we can try to ensure that it is preserved and conserved as much as possible.

In the autumn of 2018, Warburton Parish Council decided to seek permission from Trafford Council to produce a Neighbourhood Development Plan. The Parish Council have previously produced a Village Design Statement (2004) and this will feed into the new Neighbourhood Development Plan. The Warburton Neighbourhood Development Plan gives residents the opportunity to determine what is appropriate development and what should be protected from development for ourselves. It is a superb opportunity and one we really should not miss.

**First Consultation - December 2021**

In December 2021 Warburton Parish Council held a drop in session to gain feedback on the first part of the plan (The Vision Statement and Planning Document). In addition, copies of this document were also distributed to every household in the village. Feedback was received and has been incorporated into the initial plans. You can read a copy of the feedback summary from the first consultation round [here](#).

**Second Consultation - June 2023**

Throughout 2022 and 2023 the Neighbourhood Development Plan has been further developed and the Parish Council Working Party are now ready to share a comprehensive draft Neighbourhood Development Plan. An important part of the process is to demonstrate we have effectively consulted with the residents of the village and gained your feedback and input. Without this evidence the plan will not be approved and could be challenged by developers. **We need as many people as possible to read the plan and provide feedback.** Feedback can be provided either via:

**Second Consultation - June 2023**

Throughout 2022 and 2023 the Neighbourhood Development Plan has been further developed and the Parish Council Working Party are now ready to share a comprehensive draft Neighbourhood Development Plan. An important part of the process is to demonstrate we have effectively consulted with the residents of the village and gained your feedback and input. Without this evidence the plan will not be approved and could be challenged by developers. **We need as many people as possible to read the plan and provide feedback.** Feedback can be provided either via:

1. Attending the Drop In session on the 17th June 2023 at the Parish Rooms
2. Completing the online survey here
3. Completing the form (within the summary document) and submitting it:  
via email to [neighbourhoodplan@warburtonparishcouncil.org](mailto:neighbourhoodplan@warburtonparishcouncil.org)  
or via post/drop off to:  
Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire WA13 9TD  
or via drop off at:  
St Werburgh's Church (Ford)

Thank you for your support

## HOW TO GET INVOLVED



### REVIEW THE DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

[Neighbourhood Development Plan \(Full Version\)](#)

[Summary of Neighbourhood Development Plan](#)



### COMPLETE THE CONSULTATION SURVEY

[Feedback Survey](#)



### ATTEND THE DROP IN SESSION ON 17 June 2023

[Find out more](#)



### GET MORE INVOLVED

[Contact](#)



Copy of Summary Document and Questionnaire



**Warburton**  
Neighbourhood Development Plan  
(NDP)  
2023 - 2037

Summary of Draft Plan and  
Warburton Masterplan & Design Guide  
For Informal Consultation



Warburton Parish Council  
June 2023

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## Foreword

Welcome to the summary document of the emerging Draft Warburton Neighbourhood Development Plan (NDP) and the supporting document Warburton Masterplan & design Guide.

The NDP includes planning policies to guide development in Warburton Parish up to 2037 and has a strong focus on conserving and enhancing Warburton’s many natural and built heritage assets and strong sense of community. The Plan also includes options for a masterplan to guide development in that part of the Parish which is identified for major development as a strategic site in the strategic plan Places for Everyone (PfE).

The NDP is still in a draft form, and this is your chance to give us your thoughts on the Plan before it is finalised for further ‘formal’ consultation. We would also welcome your thoughts on the guidelines set out in the Design Guide. Please take this opportunity to comment.

## Introduction

The Warburton Neighbourhood Development Plan (NDP) sets out local planning policies and proposals for the Parish of Warburton and once finalised will be used by Trafford Council to help determine planning applications in the Parish.

The Draft Plan has been prepared by a Steering Group of local residents and parish councillors with the professional support of planning and design consultants, archaeologists and wildlife and landscape experts. It draws from an extensive evidence base of natural and built heritage information and aims to provide a positive planning framework to guide decisions about future development in the area. Those features which are unique to Warburton and contribute to its distinctive character are identified and described. The planning policies seek both to protect these from harm and to identify opportunities where development could help to enhance them.



This summary document includes the draft vision, objectives and summaries of the planning policies in the NDP, and the Design Principles set out in the Warburton Masterplan & Design Guide. We would encourage you to look at the full draft documents which are provided on the website at [www.warburtonparishcouncil.org](http://www.warburtonparishcouncil.org). Printed copies are available to borrow from the Parish Clerk.

### Informal Consultation, June 2023

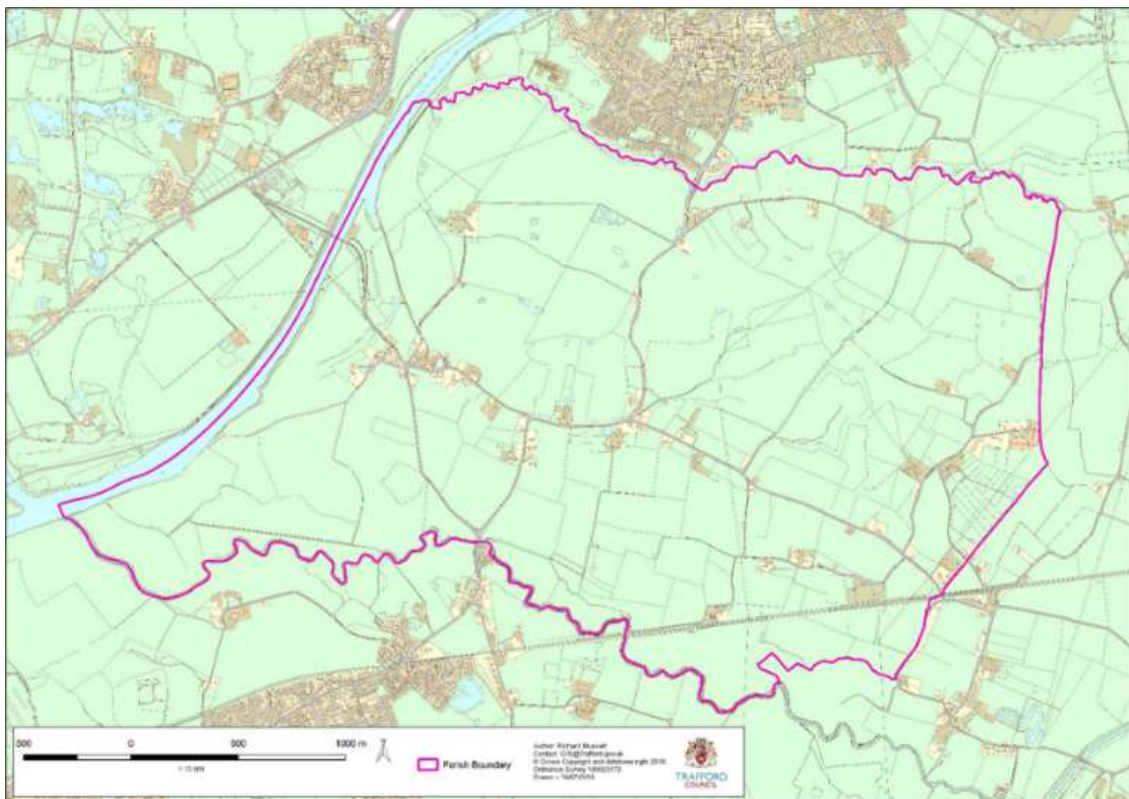
The neighbourhood plan's success depends on your interest and support as a stakeholder in Warburton's future. Please let us know your thoughts and comments so that the Warburton NDP is truly shaped by our community.

Information about how to submit your comments is included in the accompanying Response Form. **Please return completed responses by the end of June 2023.** Following this consultation, we will consider all the responses very carefully, and where necessary, revise the Draft Plan. Thank you for your interest.

### Neighbourhood Area

The NDP includes planning policies and proposals to guide development within the designated Warburton Neighbourhood Area or Parish. This area is shown on Map 1 below. This is important as the Plan can only be used to help determine planning applications within this area.

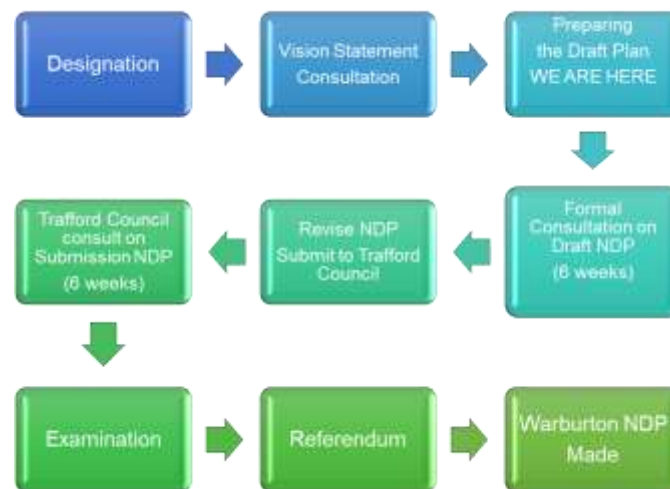
Map 1 Warburton NDP Area



### NDP Process

The process for preparing an NDP has several stages. The Draft Plan has been prepared following the consultation on the Vision Statement and Key Planning Themes in winter 2021/22. These stages are shown in Figure 1:

**Figure 1 NDP Process**



We hope to have the referendum later in 2023 or early 2024. At that stage everyone on the electoral roll in Warburton will be invited to vote on whether the Plan should be used to determine planning applications by Trafford Council.

### NDP Vision and Objectives

#### Draft NDP Vision

By 2037 Warburton Village and Parish will:

- Be a desirable place where people would like to live, having a strong sense of identity, tradition and community where visitors are welcomed to enjoy the history and landscape.
- Be well known for celebrating the history and landscape as well as providing good residential infrastructure for the community.
- Become a sustainable community within the local landscape, actively contributing to the environmental wellbeing of the adjacent conurbations with a proactive approach to the Green Belt.
- Provide a network of safe footpaths and cycle routes to encourage recreational activity and promote wellbeing.
- Maintain good communications with the community to ensure needs are met.
- Have well maintained infrastructure including village amenities, roads, footpaths, utilities, digital connectivity and transport links.
- Have a thriving farming community that is integral to the village community and actively contributes to sustainability and wellbeing.
- Support local business to provide employment and facilities such as farm shops, recreation and services.

### Draft NDP Objectives

**Objective 1:** To conserve and enhance the distinctive landscape, buildings and heritage assets of the Parish, ensuring that any development is sympathetic, sensitively designed and high quality which is keeping with local character and respects the Village Design Statement.

**Objective 2:** To develop green credentials and promote conservation, allowing wildlife to flourish in woods, hedgerows, fields and watercourses.

**Objective 3:** To encourage the further development of Green Infrastructure throughout the Parish, linking up to neighbouring Parishes where possible and further developing the informal recreational facilities of the Parish.

**Objective 4:** To promote the legacy/history of the village and its setting as social capital, publicising its importance so that it becomes more widely known.

**Objective 5:** To encourage safe and sustainable transport and improve opportunities for walking and cycling.

**Objective 6:** To maintain a diverse, cohesive, safe and healthy local community, maintaining the character and vitality of the Parish.

**Objective 7:** To plan for local infrastructure and digital connectivity improvements and their enhanced resilience which meet the existing and future requirements of residents and respects the local landscape.

**Objective 8:** To integrate farmers and agriculture in the broader community through supporting diversification / more sustainable land use and encouraging local production and consumption.

**Objective 9:** To ensure a greener future by maximising energy and resource efficiency, creating a low-carbon neighbourhood.

### NDP Planning Policies

The NDP Vision and Objectives will be delivered through 15 Planning Policies.

The Parish is largely washed over by the Green Belt and there are many built and natural heritage assets including a Conservation Area, Listed Buildings, archaeological remains, ancient woodlands, former mosses and the site of a medieval deer park and manor.



An area of the Parish to the north is included within part of the proposed strategic site of New Carrington and a key aim of this NDP is to provide a planning framework to help ensure that if development takes place in this area, it is sensitively done, well designed and protects as much of the natural and built heritage as possible. Elsewhere development should also respond sensitively to the historic context, landscape character and wildlife. Proposals for improved community and recreation facilities, improved walking and cycling routes and rural diversification including renewable energy schemes will be supported, subject to criteria.

The Draft Policies are summarised as follows:

### **Draft Policy W1 Conserving and Enhancing Local Landscape Character**

Development proposals should recognise and respond positively to the local landscape character of Warburton. Landscaping schemes should be sympathetic and appropriate to the relevant Landscape Character Type including Mersey Meadowlands, Bollin Valley, Long Ridge, Warburton Park, Townfield, Warburton Moss, Red Brook Valley and Warburton Village. Important views should also be respected.

### **Draft Policy W2 Warburton Deer Park**

Development proposals must conserve the historic landscape features within and on the park boundary identified on the Map in the NDP.



### **Draft Policy W3 Protecting and Enhancing Wildlife**

Development proposals should avoid areas of high distinctiveness habitats, wildlife corridors or core areas for wildlife.

Any development adjacent to these areas should incorporate substantial mitigation to lessen impacts on wildlife while seeking to enhance their overall condition to achieve a net-gain for biodiversity by various means.

### **Draft Policy W4 Warburton Moss**

Proposals which contribute to the restoration of areas of mosslands to lowland raised bog habitat in Warburton Moss Landscape Area as shown on a map in the Plan will be supported as part of biodiversity net gain (BNG), carbon capture and flood mitigation measures.

Archaeological surveys must be undertaken prior to peat restoration and opportunities should be taken to promote any important archaeological discoveries.

### **Draft Policy W5 Protecting Heritage Assets and Responding to Local Character**

Development proposals should avoid the loss of any heritage assets wherever possible, respond sensitively to their setting and protect and enhance the overarching agricultural and rural character of Warburton Parish, in accordance with the Warburton Masterplan & Design Guide document.

### **Draft Policy W6 Warburton Conservation Area**

New development and conversions must conserve and enhance the special historical and architectural character of the Conservation Area, and be sensitive to the local context, in line with the design guidelines in the adopted Warburton Conservation Area Appraisal and Management Plan SPDs.



### **Draft Policy W7 Archaeology**

Development proposals should protect, conserve and enhance assets of potential archaeological interest including known surface and sub-surface archaeology, and ensure any unknown and potentially significant deposits are identified, recorded, and reported upon and appropriately considered prior to and during development.

### Draft Policy W8 Non designated Heritage Assets

A list of buildings and structures identified as non-designated heritage assets is set out at in the NDP.

When designing development proposals for non-designated heritage assets, owners and developers should have regard to conserving the significance of the asset and the components which positively contribute to its character or appreciation as a heritage asset.

### Draft Policy W9 Warburton Masterplan

If included in the adopted PfE Plan, development of that part of the proposed strategic site at New Carrington to the north of the Deer Park area and within the neighbourhood area will be expected to address the principles set out in the Warburton NDP Masterplan.

3 different options for the Masterplan are provided for informal consultation and following this consultation, the Draft Plan will include the finalised 'preferred option'.

Please choose which of the 3 options you prefer on the response form. Larger maps can be seen in the complete Draft Plan and the explanations are provided in the Masterplan document.

These Options are:

#### Masterplan Option 1



## Masterplan Option 2



## Masterplan Option 3 (Preferred Option)



- No development parcels which are far away from the site access from Warburton Lane;
- An average density of 14 units per hectare is applied to the site, as would be found in a country village; and
- A large number of small pocket green spaces.

### **Draft Policy W10 Sustainable Design and Climate Change**

All development will be expected to be resource and energy efficient and climate resilient and incorporate principles set out in the Warburton Masterplan & Design Guide.

### **Draft Policy W11 Walking and Cycling**

All development proposals should take opportunities to provide safe access to local footpaths, bridleways and cycle routes to help support healthier lifestyles, active travel and sustainable transport.

Schemes will be encouraged to support enhancements to existing provision through developer contributions wherever possible.



### **Draft Policy W12 Local Green Space**

Several areas are identified as 'Local Green Spaces' which are of particular local significance. Maps are included in the Plan. These are:

1. 'The Green' off Paddock Lane;
2. Coroner's Wood, Warburton;
3. Land to the east of the Paddock Lane / Townfield Lane junction;
4. Land to the south of the Paddock Lane / Townfield Lane junction;
5. Land off Wigsey Lane and adjacent to Warburton Old Church; and
6. Land off Moss Lane and adjacent to Warburton Lane.

### **Draft Policy W13 Rural Diversification**

The growth and expansion of rural businesses through conversions and through well-designed new buildings that respect the rural character of the Warburton will be supported. Development proposals must respect amenity of neighbours, contribution to biodiversity net gain, careful siting of new buildings and landscaping schemes, use of natural materials and renewable energy and / or resource efficiency measures.



### **Draft Policy W14 Energy Proposals**

Small scale renewable energy or low carbon energy proposals in the rural area that demonstrably benefit the community, and respect local character, residential amenity and highway safety will be supported. Such schemes should be located on brownfield sites or be roof mounted and avoid the use of productive agricultural land.

### **Draft Policy W15 Community Facilities**

The following community facilities in Warburton are protected: The new St Werburgh's Church and Parish Rooms; The old St Werburgh's Church; and The Saracen's Head Public House. Proposals involving the loss of one of these community facilities will not be supported unless they can demonstrate certain criteria.



### Parish Council Actions / Community Aspirations

**1. Road Safety** - There is great concern about the increasing number of road incidents, including fatalities, mostly occurring at the three main junctions of the village. This is primarily because there are competing road users (cars, trucks, motorcycles and cycles) often showing a disregard for care and speed control in the rural environment of the village. In addition to efforts seeking help from the appropriate local agencies, the Parish Council has resorted to creating its own programme to analyse the problems and find solutions. This is ongoing and will result in recommendations being made to amend the road layout, traffic controls and speed limits.

**2. Safe walking and cycling – lack of maintenance of infrastructure** - This is becoming an increasingly critical issue for Warburton and is a danger to pedestrians and other road users, particularly cyclists. The lack of maintenance of infrastructure, particularly pavements and hedgerows, and more recently potholes, has led to an increasingly hazardous and unsafe environment. One important element of this problem is lack of safe connectivity between leisure routes, roads and footways in the area, effectively deterring public exploration of some extremely attractive areas of the village.

**3. Toll Bridge** - The poor condition of the bridge and the issues created by collection of tolls with traffic build up affecting access to residents' homes is ongoing. There is a public inquiry underway, mostly focused on the costs of the toll. The Parish Council is attempting to mitigate the downsides of the inquiry and is facilitating solutions to improve the quality of residents' lives affected by the bridge.

**4. Village Identity** - The Parish Council believes that lack of awareness about the village of Warburton and its heritage has contributed to the actions of developers and responses from other agencies. There is a very low level of signage for the village and the existing signs are of poor quality. Heritage assets (like the Cross and Old St Werbergs church) are largely invisible to visitors. The Parish Council is developing village branding and new signs will be implemented in key areas.

**5. Heritage Trail** - In line with improving village identity the Parish Council is planning to promote a network of walking paths so that residents and visitors can explore the historical assets of the village, its wildlife and contribution to biodiversity. This is particularly important given Warburton's proximity to the urban environment of Trafford and Greater Manchester. This will embrace the existing Trans Pennine Trail and Bollin Valley Way. Following this an equivalent safe cycling trail will be promoted.

**6. Public Transport** - The provision of public transport has declined markedly in recent years and a minimal bus service is now available. This has resulted in an increased dependence on car travel with associated environmental downsides. Even this limited service was suspended for over a year due to a dispute between TfGM, Trafford Council and Warrington Own Buses. This highlights the fragility of the service. The Parish Council will continue to liaise with Trafford and TfGM to improve this transport lifeline for some residents, particularly the elderly and for it to be integrated with other services to local hubs and schools.



## Warburton Masterplan & Design Guide Summary Design Principles



of

### Context Analysis

#### 1. Historic growth

- Future development should sensitively address the rural character by providing building and layout forms that reflect those of agricultural buildings.
- Responding to Warburton's typical housing densities and the spacing between dwellings could result in developments that are more in keeping with local character.

#### 2. Heritage Assets

- Development should avoid the loss of any heritage assets within the Neighbourhood Area.
- Development should sensitively respond to the setting of heritage assets. Soft landscaping, vegetation screening, building orientations and heights can all be used to reduce the visual impact of development on the setting of a heritage asset.

#### 3. Landscape and Views

- Future development should aim to protect and enhance the key characteristics of the relevant Landscape Character Area.
- Key view corridors should be preserved. Where proposals could impact on views, design responses such as lower building heights or screening using vegetation can be used to reduce the visual impact of development on the landscape.

#### 4. Movement Pattern

- Warburton Lane should accommodate access to both sides of the site.
- Consider visibility splays when designing vehicular access to the site.
- Create welcoming gateways to any proposed development.
- Public rights of way should be protected and incorporated into the design of future development, where appropriate, connecting to any proposed pedestrian networks.
- The reinstatement of historic footpaths could improve the pedestrian connectivity to the surrounding natural landscape.
- Consider Warburton's heritage trail when designing any future pedestrian routes.

#### 5. Water & Flood Risk

- Avoid siting homes in high-risk flood areas and mitigate increased risk of storms/flooding with sustainable drainage systems. These reduce the amount and rate at which surface water reaches sewers/watercourses.
- Often, the most sustainable option is collecting this water for reuse, for example in a water butt or rainwater harvesting system. This has the added benefit of reducing pressure on valuable water sources.
- Embed historic water features such as streams, drains and ponds into the blue and green infrastructure design of future proposals. These features can be used to manage the surface water run-off resulting from any future development.

### Urban Design Principles for the Proposed New Carrington Strategic Allocation site (that part within Warburton).

- All development parcels are designated for residential use, while the remaining land is used for open spaces and wildlife habitat. Most of the housing would be family homes with gardens.
- A well-linked Green Infrastructure should be created to integrate the existing hedgerows and mature woodlands;
- Landscape buffers should be considered along the southern boundary to mitigate the potential negative visual impact on the countryside and Listed Buildings;
- All open spaces should be well maintained to ensure the desired functions are delivered in the long term;
- The housing arrangement should reflect the existing hedgerows and the proposed road orientation to create an enjoyable spatial experience for residents and visitors; and
- Local building styles, materials, and architectural features should be considered for use in new buildings.
- 



### Design Guidance for Warburton Parish

- 1. Using Historic Farmstead Character to Guide Design**
  - The overarching agricultural character of Warburton parish should be protected and enhanced. Future development should respond to it by using the existing historic farmstead development forms to guide the design and layout of buildings. To successfully reflect the farmstead development typology a hierarchy of buildings must be established.
- 2. Building Heights and Roof Forms**
  - Future development should generally adhere to a maximum height of two storeys with a gable roof form. Single storey buildings will also be acceptable.
- 3. Sustainability and Climate Change**
  - Any new housing should mitigate its impact from the loss of countryside, wildlife and the natural environment and demonstrate that it is responding to climate change with the highest standards of insulation and energy conservation.
- 4. Materials and Detailing**
  - The materials used in any proposed development should be of a high quality and reinforce local distinctiveness.

### Next Steps

Following this consultation, the Draft Plan will be finalised and then published for formal consultation for 6 weeks. This will be the 'Regulation 14' consultation stage and various statutory bodies (such as Historic England, Natural England, Environment Agency etc) as well as local landowners and developers will all be invited to comment. Local residents and stakeholders can also comment again. The Warburton Masterplan & Design Guide will also be finalised.

## Informal Consultation

### Warburton Draft Neighbourhood Plan and Masterplan & Design Guide Response Form

#### How to Comment

This is an 'informal' consultation with local residents and stakeholders on the emerging Draft Neighbourhood Plan for Warburton and Warburton Masterplan & Design Guide. The summary document is a shorter version of these 2 documents, and we would encourage you to look at the full documents if possible.

You can respond to this consultation in the following ways:

1. Complete and submit the online response form at [www.warburtonparishcouncil.org](http://www.warburtonparishcouncil.org).
2. Complete a hard copy and return it to Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD or drop it into the box provided at the church.
3. Come along to our open event in the **Parish Rooms on Saturday 17<sup>th</sup> June from 2pm - 4pm** where you can talk to Steering Group members and submit your completed form.
4. Send an email or letter to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org) or Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD.

**Please return all completed forms or other comments by the end of June 2023.**

When you attend a consultation event or return a survey or consultation document, the information you provide (personal information such as name, address, email address, phone number) will be processed and stored so that it is possible to contact you and respond to your correspondence and provide information relating to the Neighbourhood Plan. Any comments submitted may be made publicly available on the Warburton Parish Council website [www.warburtonparishcouncil.org](http://www.warburtonparishcouncil.org) or through other local publications, however, all comments will be anonymised prior to publication. Further information can be obtained by contacting the Clerk, details for whom can be found on our website.

Name	
Address	
Email	

**Warburton Draft Neighbourhood Plan**

Please let us know whether you support, object to, or have any comments on any of the Vision, Objectives or Draft Policies in Warburton NDP.

<b>Part of NDP</b>	<b>Support (Tick ✓)</b>	<b>Object (Tick ✓)</b>	<b>Comments</b>
Vision			
Objectives			
Policy W1			
Policy W2			
Policy W3			
Policy W4			
Policy W5			
Policy W6			
Policy W7			
Policy W8			
Policy W9 Option 1			
Policy W9 Option 2			
Policy W9 Option 3			
Policy W10			
Policy W11			
Policy W12			
Policy W13			
Policy W14			
Policy W15			
PC Actions / Community Aspirations			

**Warburton Masterplan & Design Guide**

The Warburton Masterplan & Design Guide is an important background document for the NDP and is referred to in many of the Plan policies.

We would welcome any comments on this document at the same time as the informal consultation on the emerging Draft Plan. The Design Principles are summarised in the summary document. Please provide any comments in the space below.



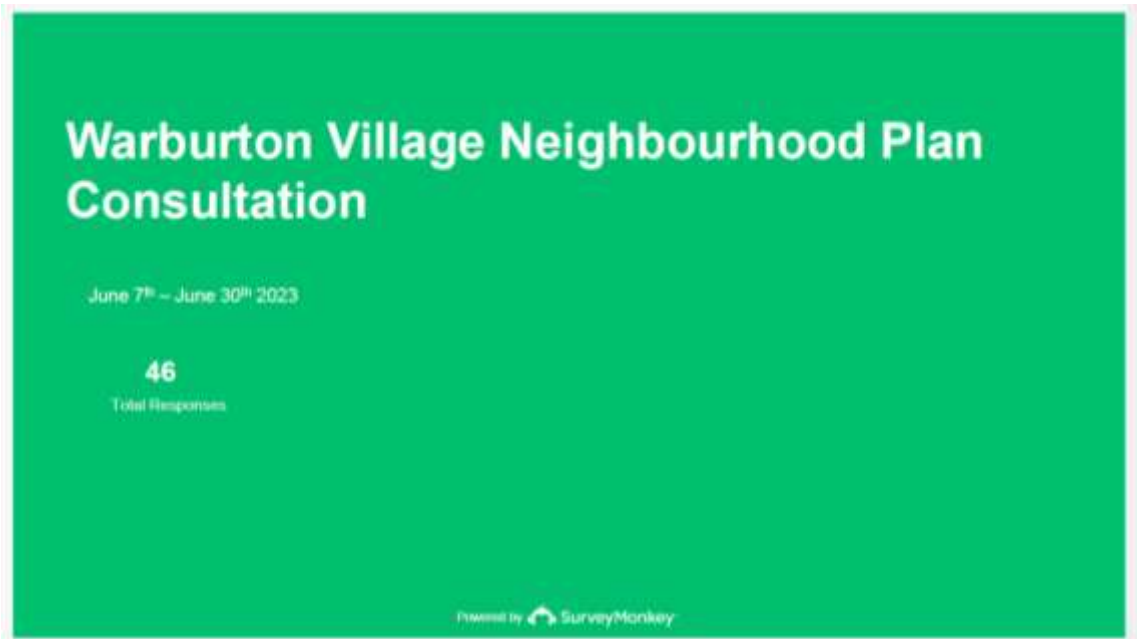
Design Principles	Comments
1. Historic growth	
2. Heritage Assets	
3. Landscape and Views	
4. Movement Pattern	
5. Water & Flood Risk	

Urban Design Principles for the Proposed New Carrington Strategic Allocation	Comments

Design Guidance for Warburton Parish	Comments
1. Using Historic Farmstead Character to Guide Design	
3. Building Heights and Roof Forms	
4. Sustainability and Climate Change	
4. Materials and Detailing	

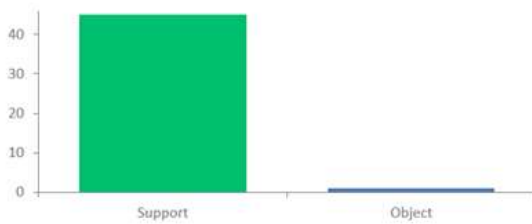
**Please use this space to provide any other comments about the Draft Plan or Masterplan & Design Guide**

Copy of Report of Consultation Responses



**Do you support or object to Draft Policy W1 Conserving and Enhancing Local Landscape Character**

Answered: 46 Skipped: 0



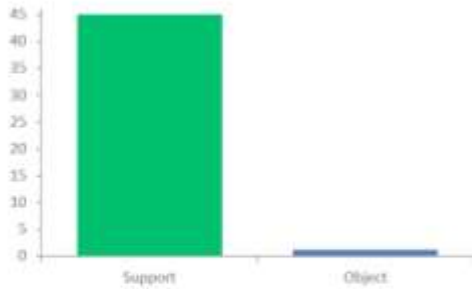
ANSWER CHOICES	RESPONSES	Count
Support	97.83%	45
Object	2.17%	1
<b>TOTAL</b>		<b>46</b>

Powered by SurveyMonkey

- I think everyone involved should be congratulated on compiling the NDP. It's very clear and comprehensive and outlines thoroughly the vision, objectives and summaries of the planning policies and also the Design Principles of our historical and traditional village Masterplan & Design Guide. It sets out concisely what the aspirations of our community in the future are. All the key points in the Vision draft are important to us all while affecting sections of the community in different ways whether they are residents, businesses, farmers, visitors or commuters.
- I am glad we are taking these steps to protect the village
- I'm very pleased that we are taking these steps towards securing a better future for our village.
- The importance of rural environments are paramount at a time of climate change and increasing demand on housing stock. Protection for the wildlife, fauna and flora is essential.
- This is a good proposal to maintain the character of this village
- We fully support anything that will help our community and keep our land as green belt. Warburton is a unique and special village and we hope it remains as beautiful as it is with no changes
- I support the conservation of the local landscape, however, I do not think that building on Green Belt land could be construed as enhancing the local landscape. Greater Manchester has many brown field sites which can be used to provide the shortfall of housing. Warburton is one of the few Green Belt areas in South Manchester and is an easy target for developers. I do not support further development of Warburton as we do not have the supporting infrastructure. The very fact that developers want to increase housing in the area will inevitably alter the local landscape. I like the fact that Warburton doesn't have shops etc. That is what makes Warburton Warburton. Very few places are like that now. It actually encourages urbanization if more facilities are made available for new houses.
- Warburton possesses immense natural beauty and it is of the utmost importance to conserve this.
- Both essential. It's vitally important to conserve what currently exists and fight hard to avoid destruction of important landscape features within Warburton. e.g. The loss of hedgerow/green lanes in recent years will have severely affected wildlife due to the loss of habitat
- Comment aligned to DPW1-4 - Robust protection of hedgerows is essential common to all these points. Many hedgerows have been removed on land adjacent to the canal in the past 2 decades.
- It is important for the community that any development that is permitted retains a "village" like layout. We have beautiful scenery which is home to an array of wildlife, and for those who work the surrounding land, it is their livelihood.

### Do you support or object to Draft Policy W2 Warburton Deer Park

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Support	97.83%	45
Object	2.17%	1
<b>TOTAL</b>		<b>46</b>

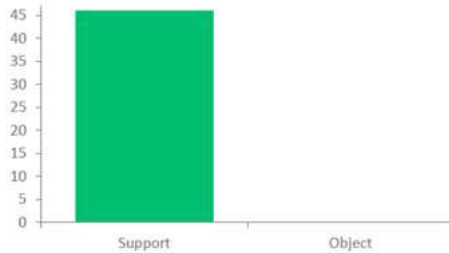
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- Again, I am concerned by the term "Development proposal". The word Development could be represented by small scale development of current properties etc and then there are the large scale housing estate development proposals. I welcome small scale development, however I do not support any large scale development, Warburton is a small village and I do not think that any housing estates are "fit-keeping" with Warburton and I therefore I do not support any large scale development in Warburton.
- Developments may have a detrimental effect on the Deer Park and we must consider the welfare of these animals.
- The historic monument is such an important part of the village's history and the region's past. Warburton is a link to a far older than Roman-medieval history.
- The history Warburton Deer Park is an important asset of the village and it's historic features must keep any development to the very bare minimum.

Go

### Do you support or object to Draft Policy W3 Protecting and Enhancing Wildlife

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Support	100%	46
Object	0%	0
<b>TOTAL</b>		<b>46</b>

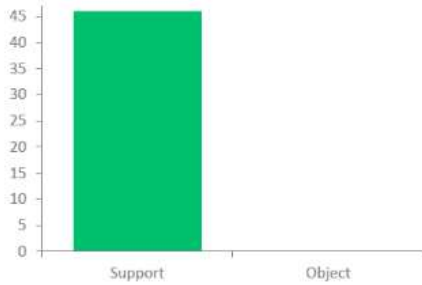
Powered by SurveyMonkey

- The importance of wildlife is only becoming more apparent with the problems associated with climate change and we should try to protect and enhance wildlife in our area.
- I have been concerned by the removal of hedgerows in Warburton. There needs to be more accountability by development and agriculture alike.
- Wildlife conservation is so important given declining habitats and species. Especially birds and insects.
- Do not see the relevance of the reference to "coastal grazing meadows"; and do we have floodplain grazing meadows? I agree with the principle, but it should be relevant to Warburton. Is this a "cut and paste" error?
- This should be a clear priority
- This policy is important for protection and enhancement of wildlife in the village.
- This is so important. The wildlife and habitat protection has to be protected at all costs. We are so lucky to live in a village of such beauty that attracts wildlife. It would be a travesty not to do all we can to protect and enhance their habitation. Even though we live on a busy road it's a joy to see a selection of wildlife visiting.....dragonflies from around the wetter areas, pheasants from the fields etc. We have a small orchard too which is a wildlife haven for insects.



### Do you support or object to Draft Policy W4 Warburton Moss

Answered: 46 Skipped: 0



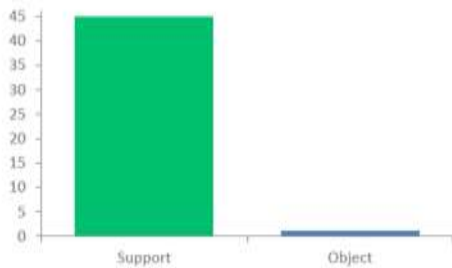
- I am skeptical about this question. I absolutely do not support large scale development in Warburton but the question seems to be geared up to allowing the development of Green Belt land on the condition they make some sort of effort to restore the peat land area opposite the current development proposal. It sounds too much like a sweetener rather than a genuine effort to help the village.
- Ancient moss lands and potential pest reserves are a key component of our battle against climate change
- Any proposals to restore moss lands and archaeological surveys prior to this is a good thing.

ANSWER CHOICES	RESPONSES	
Support	100%	46
Object	0%	0
<b>TOTAL</b>		<b>46</b>

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### Do you support or object to Draft Policy W5 Protecting Heritage Assets and Responding to Local Character

Answered: 46 Skipped: 0



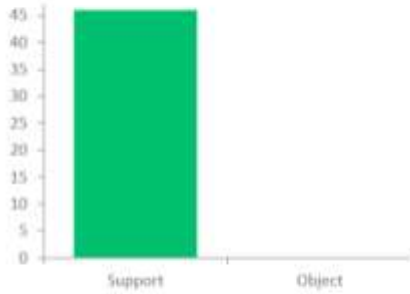
- Provided doesn't stifle good design or creates "pastiche"
- The heritage and local character is of utmost importance to Warburton which is mentioned in the Doomsday book. We must preserve this against development.
- Again, this sounds like it is a forgone conclusion that Warburton has to allow large scale development. I do not support the building of additional housing estates in Warburton. It will irreversibly change the heritage and feel of the village. I don't know how it can be claimed that it won't affect the aesthetics of the village.
- Any new development should prioritise respecting the heritage aspect of the village.
- This is a very important policy.
- All our village heritage assets must be protected and any work done sensitively and in keeping to the surroundings.

ANSWER CHOICES	RESPONSES	
Support	97.83%	45
Object	2.17%	1
<b>TOTAL</b>		<b>46</b>

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### Do you support or object to Draft Policy W6 Warburton Conservation Area

Answered: 46 Skipped: 0



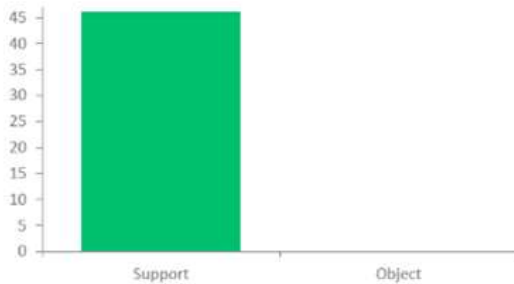
ANSWER CHOICES	RESPONSES	
Support	100%	46
Object	0%	0
<b>TOTAL</b>		<b>46</b>

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- Provided it does not create "pastiche"
- As above - The heritage and local character is of utmost importance to Warburton which is mentioned in the Doomsday book, We must preserve this against development.
- This question seems to be directed more at lower scale development and home improvements within the Conservation area. I totally support the conservation and preservation of the local architecture, ensuring that all renovations are in keeping with the local environment.
- We live in the conservation area. This should be preserved.
- I agree with the principle, and accept the wording is not final.
- This is a very important policy.
- All development must conserve and enhance the character of the village.

### Do you support or object to Draft Policy W7 Archaeology

Answered: 46 Skipped: 0



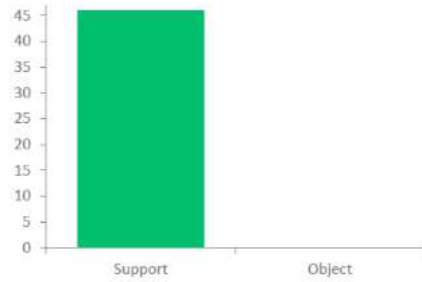
ANSWER CHOICES	RESPONSES	
Support	100%	46
Object	0%	0
<b>TOTAL</b>		<b>46</b>

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- The archaeology of the area is one of the many fascinating aspects of Warburton. It would be catastrophic if potential archeological evidence was damaged due to developments.
- Warburton is very historic with a long history. This needs to be preserved.
- The archeology especially the old church and listed oak frame and cruck structures need conservation protection
- This made need deciding on a case-by-case basis.

### Do you support or object to Draft Policy W8 Non-Designated Heritage Assets

Answered: 46 Skipped: 0



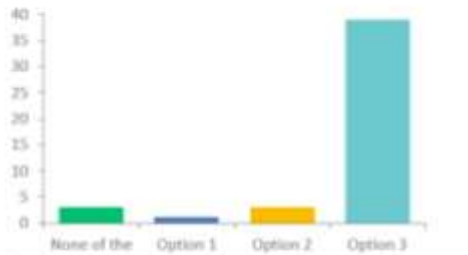
- Important that the registration of any new assets is done in consultation with the owner/landowner
- As a general concept with agreement of homeowners this could protect the buildings in the future
- As Above - The archaeology of the area is one of the many fascinating aspects of Warburton. It would be catastrophic if potential archeological evidence was damaged due to developments.

ANSWER CHOICES	RESPONSES	
Support	100%	46
Object	0%	0
<b>TOTAL</b>		<b>46</b>

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### Draft Policy W9 Warburton Masterplan

Answered: 46 Skipped: 0



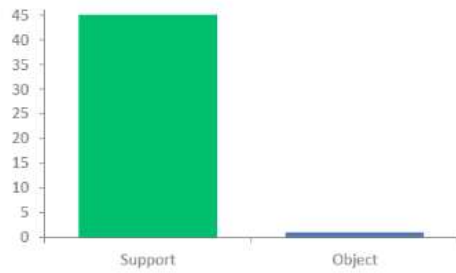
ANSWER CHOICES	RESPONSES	
None of the above	6.52%	3
Option 1	2.17%	1
Option 2	6.52%	3
Option 3	84.78%	39
<b>TOTAL</b>		<b>46</b>

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- I don't think a large housing estate such as this is appropriate in such a small village. It will triple the size of the village and is inappropriate. I also don't agree with the proposed "farmstead" style of development, I think this will create juddie. The specified examples of farmstead development in the document are all buildings that were farms or still are. When you look at the true residential development in the village over the years, it has been linear along roads. I think this should be considered instead of developing farmsteads that will never be farms. Would also like to see some of the green space designated to sports facilities maybe a cricket pitch and a pavilion to support healthy living and community engagement. Finally, the Masterplan is too focused on the "proposed" development land along the border with Partington. I think it needs to incorporate more of the rest of the village and what should/should not be done in other areas. If the proposed development site does not go ahead this document would be pretty much null and void.
- Option 1 - I am against this level of housing in Warburton. Option 2 - This would appear a poor option in the use of land Option 3 - Although I do agree with the large housing developments in Warburton, this is the most attractive option
- Any development must be sympathetic to its adjacent rural location - at low housing density as possible whilst maximising green space within any development.
- I do not support any of the proposals. I absolutely do not support the building of large-scale housing estates in the village at all. I do not support the erosion of the Green belt. I am very concerned that the document seems to indicate that the development is definitely going ahead, which I think is heartbreaking and is the first step to the destruction of the small village feel of Warburton.
- It is important to maintain the village look and feel as a less condensed unit plan and more green spaces is what we would prefer
- If development proceeds option 3 is best. However, no development is preferable given the green belt status and flood risk
- Even this proposal, in itself, is double the no. of houses in the village, so great care must be taken to ensure it does retain the identity of Warburton.
- When the Village Design Statement was produced in 2006, Warburton had 130 dwellings. By 2020, this had risen to 142 - this 9% increase being absorbed seamlessly into the community. Since then, we have seen another small development, built in full consultation with Warburton Parish Council that identifies well with Warburton bringing the increase in housing stock to 20% in 20 years. This development was at a density of 14 units / hectare which is the density proposed in option 3. Even this option would triple the current size of the village, so more important for it to be extremely sympathetic. As discussed at the open day, I feel that the size of the village and how it has absorbed appropriate development should be given more prominence than just the comment "as would be found in a country village".
- This option (3) offers the minimum amount of village green space which will be lost as a result of a major housing development.
- As there appears to be more pockets of green spaces but I think you should take account of the views of the residents this directly affects first.
- I prefer the least dense option. It's important that this development fits in with the character of the village if it is to proceed.

### Do you support or object to Draft Policy W10 Sustainable Design and Climate Change

Answered: 46 Skipped: 0



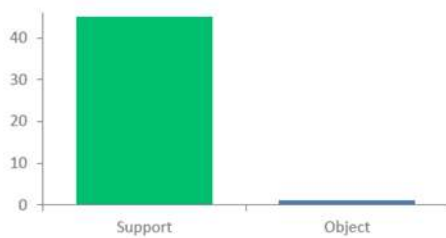
- The proposal is on a flood plain and as you are aware of global warming, I do not think that, as we are experiencing increased levels of extreme heavy rainfall, the area is a suitable site. I think that in the future, residents there, may experience unprecedented flood risks. I have been down to the proposed site during wintertime and it is boggy and unsuitable for a housing estate.
- Several areas of the village are now flood risk areas. We need to protect these areas and reduce our climate impact

ANSWER CHOICES	RESPONSES	
Support	97.83%	45
Object	2.17%	1
<b>TOTAL</b>		<b>46</b>

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### Do you support or object to Draft Policy W11 Walking and Cycling

Answered: 46 Skipped: 0



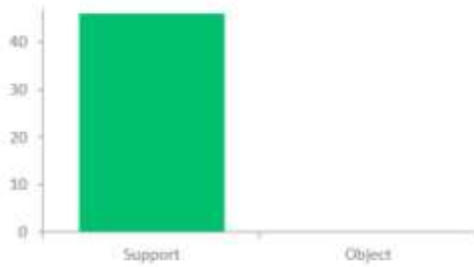
- I feel this policy could go further and define routes for cycle ways and "protection" of pavements on key routes.
- Enhancing the network of local footpaths would be great. We should promote the Bollin Way footpath to a greater extent. Macclesfield mark the Start/End of the path beautifully whilst there is nothing obvious in Partington to mark its start/end. Perhaps one or two information boards in Warburton advertising this walk would be beneficial and would promote interest. N.B. There is no mention of the Bollin Valley Way in draft plan under 3.7 only under W11. As for cycling around Warburton, it's scary! Speed & volume of traffic plus potholes make journeys quite treacherous for many. The short section of the Trans Pennine Way passing through Warburton does offer a safe haven for families out for a cycle but access there is along busy roads.
- Again, I think that this question is directed at the large-scale development of Warburton, which I wholly oppose. It is a double-edged question. I support the encouragement of walking and cycling in Warburton but I do not think that it should be used as a conduit for allowing building on Green Belt land.
- A difficulty in the village remains speeding vehicles and poor network of narrow paths
- Walking along unkempt pavements in Warburton [particularly Paddock Lane] is potentially life risking, against speeding vehicles.
- Provision must be made for ongoing upkeep and maintenance of any new walking / cycling routes established. The Dunham Road pavement (eventually made passable by Trafford last year) is once again getting overgrown. In general, the pedestrian access around Warburton is not very suitable for those with small children / dogs.
- This policy tends to favour the able-bodied and unencumbered. I am sorry to see no mention of measures to ensure safety and ease of passage for the elderly or handicapped, for wheelchair users or those with prams or buggies.
- This is extremely important for village residents.
- Anything safer for cyclists and pedestrians and horse riders needs to be planned for.

ANSWER CHOICES	RESPONSES	
Support	97.83%	45
Object	2.17%	1
<b>TOTAL</b>		<b>46</b>

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### Do you support or object to Draft Policy W12 Local Green Space

Answered: 46 Skipped: 0



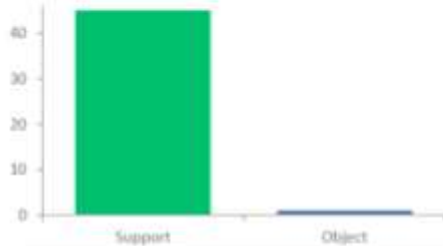
ANSWER CHOICES	RESPONSES	
Support	100%	46
Object	0%	0
<b>TOTAL</b>		<b>46</b>

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- Would like to see the incorporation of sports facilities or maybe a community orchard/garden to foster healthy living and community engagement. Would like to see the incorporation of sports facilities or maybe a community orchard/garden to foster healthy living and community engagement.
- I was surprised to see the photograph W12/3 as this is private land. However, I do agree that development of this site would not be acceptable.
- I think that we need more local green spaces. The list doesn't go far enough.
- This should be enhanced and protected.
- These areas are extremely important to preserve for the future.
- All the local green space needs to be retained. We are close to the land to the south of the Paddock Lane / Townfield Lane junction so can witness first hand potential problems. As well as containing a well used bench for weary travellers it is also necessary to keep this junction as visible and therefore safe as possible....traffic travelling along Paddock Lane need to see any oncoming traffic coming north up Townfield Lane. We have quite a few motorbikes speeding towards the bridge. Speaking of junctions....Paddock Lane/ Bent Lane junction. The corner needs to be stripped of grass regularly in the summer. Motorists simply can't see any traffic coming along Bent Lane in the opposite direction while trying to turn right onto Paddock Lane. It's extremely dangerous and unless you live in the village and know you can do a detour up Townfield Lane which I do, is lethal.

### Do you support or object to Draft Policy W13 Rural Diversification

Answered: 46 Skipped: 0



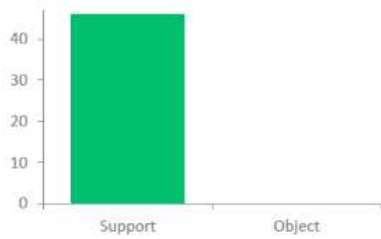
ANSWER CHOICES	RESPONSES	
Support	97.83%	45
Object	2.17%	1
<b>TOTAL</b>		<b>46</b>

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- Think this section needs to better reflect the variety of business within the village not just farms and farm diversification. Detailing things like service businesses which require other infrastructure (WiFi, power and sewerage) should also be considered.
- Sadly, the details contained under this section will need updating.
- think that this is an assumption that large scale development is allowed in the village. I do not think that the village needs any further development. It is paradoxical that we are talking about preserving rural diversification when the proposed development is, in reality, going to remove a large chunk of the rural area.
- In line with changing farming practice.
- The list of specific details about farms needs checking & updating. e.g. Farm shop has been shut.
- Need to update the information re farms / businesses. I appreciate this is a live document, but -> the Farm Shop has been shut for nearly 12 months. I think Reed House Kennels might have shut and I understand that egg production has ceased at Preshers.
- This would need careful monitoring.

### Do you support or object to Draft Policy W14 Energy Proposals

Answered: 46 Skipped: 0



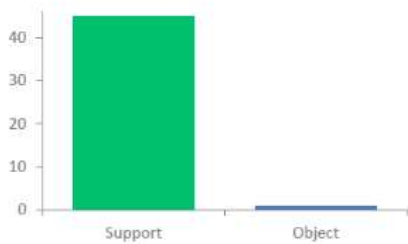
- Or be adjacent to Brownfield Sites
- On a small scale and on brownfield sites only - essential in our small community
- I support this proposal as long as it isn't just a sweetener for the Developers who are proposing large housing estates within the village. The energy proposals would need to remain small scale though

ANSWER CHOICES	RESPONSES	
Support	100%	46
Object	0%	0
<b>TOTAL</b>		<b>46</b>

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### Do you support or object to Draft Policy W15 Community Facilities

Answered: 46 Skipped: 0



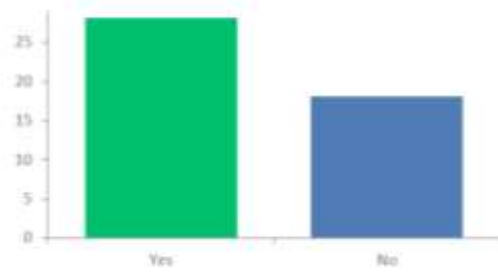
- Feel this section could go further
- Does Warburton need additional community facilities?
- I was shocked with the narrative under 4.6.9 - St Werburgh's/Parish Rooms, and 5.6.10 - The Old Church. I strongly feel that this needs editing to truly reflect the facts! Ask the people who deal with these two 'facilities'
- This question doesn't provide any "criteria" information for me to provide any constructive response
- Greater facilities for the local need. Protect and ensure the survival of existing facilities.
- These facilities are extremely important to the local community, use of them should be encouraged.
- Unfortunately the Saracen's Head isn't utilised as well as it could be. It's got the potential to serve the community much more. Perhaps when it has it's full recruitment of staff and food improves they might welcome some initiative to bring more income to the pub while serving the community at the same time.

ANSWER CHOICES	RESPONSES	
Support	97.83%	45
Object	2.17%	1
<b>TOTAL</b>		<b>46</b>

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### The Warburton Masterplan and Design Guide is an important supporting document for the Neighbourhood plan. Do you have any comments on this guide?

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	60.87% 28
No	39.13% 18
<b>TOTAL</b>	<b>46</b>

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- I don't think a large housing estate such as this is appropriate in such a small village. It will triple the size of the village and is inappropriate. I also don't agree with the proposed 'farmstead' style of development, I think this will create patchwork. The specified examples of farmstead development in the document are all buildings that were farms or still are. When you look at the true residential development in the village over the years, it has been linear along roads. I think this should be considered instead of developing farmsteads that will never be farms. Would also like to see some of the green space designated to sports facilities maybe a cricket pitch and a pavilion to support healthy living and community engagement. Finally, this Masterplan is too focused on the "proposed" development land along the border with Partington. I think it needs to incorporate more of the rest of the village and what should/should not be done in other areas. If the proposed development site does not go ahead this document would be pretty much null and void.
- Design Principles Historic Growth - Our house on Moss Lane is 400 yrs old. Leaving the shell complete we spent 2 years converting the entire - all the 4 buildings some 30 years ago. Water and Flood Risk - Nil on our property and understand the changes Urban Design - agreed 1. Using historic farmstead character to guide design agreed and have done so on our property. 2. Building heights and roof forms - Agreed and maintained
- Design Principles - These are perfectly reasonable aspirations which should be readily implemented. 1. Using historic farmstead character to guide design - Great idea 2/3/4 - Should be implemented
- Using historic farmstead character to guide design - What does this actually mean as guidance for future possible developments?
- Heritage assets - How the plan accords the creation of Patchwork? Urban design - Would this create an exclusive development (i.e. no affordable housing) 1. Using historic farmstead character to design guide - Best Patchwork and consider well designed proposals. 2. Building heights and roof forms - in principle agree, but considered design proposal in its own merit/context.
- Design principle 3 - protect existing hedgerows and woodland Design principle 5 - Maintenance of existing streams and brooks We agree with all points included for Warburton.
- Agreed
- Agree
- Agree with all points
- Agree nothing further to add to Master plan
- Agree with points 1, 3 and 5. No comment on Point 4, Point 1 - Although I don't agree with the need for extensive housing development in Warburton, any development should reflect the rural nature of the village
- Sorry - 12th hour response so I haven't studied it yet!

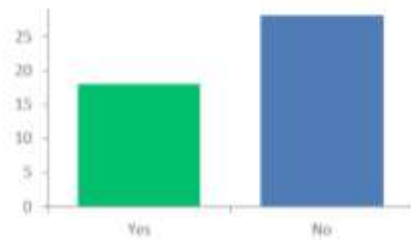
### The Warburton Masterplan and Design Guide is an important supporting document for the Neighbourhood plan. Do you have any comments on this guide?

- We wish for any future development to sensitively address the rural and historical character of the village and do not wish for 100s of houses to be constructed in the process destroying the heritage assets within the neighbourhood.
- Well written and comprehensive guide. Please also make speeding a priority, particularly on Dunham Road, where the national speed limit is in effect, yet residents live on this road.
- I am saddened and extremely concerned that this questionnaire seems to be geared up to accept that there will DEFINITELY be large scale development within Warburton. I think that building a large-scale housing estate in Warburton will without doubt negatively affect the feel of the village. It is naive or arrogant to assume otherwise. It is laughable that we are being asked about whether we agree/support all the GOOD things that developers will do to enhance Warburton. All these endeavours are simply placations to allow a business to remove valuable Green Belt land, detrimentally affecting the local amenity. Trafford Council should be ashamed of themselves if they allow this assault on our village to happen. I hope that the Master plan and design guide for Warburton recommends that only small-scale development is allowed without it adversely affecting the village feel of Warburton.
- I think as a guide it is important. Some flexibility should be given to individual projects especially those that seek to conserve even in a modern fashion. Large developments need to respect the heritage design.
- I feel this has been well thought out and reflects a good balance between conserving and developing.
- Road Safety, Safe Walking and the Toll Bridge must be prioritised. Traffic calming measures need to be introduced along Paddock Lane ...immediately. Presently, vehicles frequently drive at suicidal/murderous speeds, especially at weekends. The attachment of 30mph speed limit signs to every lamp post, in both directions, is an obvious first step and should be introduced immediately (at a tiny initial cost and be maintenance-free, thereafter). The installation of static speed cameras should also be actively considered. The plethora of infuriating Toll Bridge issues are well understood by Warburton residents. Joined-up thinking is necessary between relevant parties to ensure that the organisation of surrounding road network is re-designed to accommodate 21st century conditions and unrelenting commercial ambitions. Over the last 8 years as a Warburton resident, there has been far too much 'talk' and wholly insufficient 'action' on these matters. This needs to change ...now; it is simply not enough [even callous] to keep a log of all traffic incidents and/or fatalities.
- very happy with Warburton parish council guidance
- Would like to see more prominent reference to current size of village. Would like to see more prominent reference to Brownfield before Greenfield development.
- I do not share the guide's enthusiasm for encouraging what it calls 'historic farmstead design' in new buildings. We are not a museum. We should not promote the inauthentic. I believe we should encourage and promote new design and materials that are in harmony with the historic, and welcome harmony and co-existence between old and new.
- I feel some reference should be made of using brownfield sites before greenfield sites are considered. In 3.0. A description of Warburton, I feel that some basic information about the size of the village should be included. :- No. of houses. No. of people on electoral roll etc. This would help give a perspective on any potential developments.
- An excellent development, I look forward to its adoption.
- I think most of the issues have been covered. The community aspirations are identical to mine. Pot holes are a major hazard particularly over the toll bridge. One patch is mended at a time! The impact the bridge has on residents' lives can't be downplayed....pollution, time lost, cost etc. The bridge is never painted and looks unsightly. Peel Holdings never seem to acknowledge any responsibility. New signage would improve the village identity. Road safety is paramount. The Parish Council is onboard analysing the problems so this is very welcome. Thank you to everyone for all their hard work producing the document and Parish Council actions.
- Highly appropriate

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## Do you have any other comments on the Neighbourhood plan?

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	Count
Yes	39.13%	18
No	60.87%	28
<b>TOTAL</b>		<b>46</b>

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- Great work and very happy to see the excellent work produced by the working party.
- I am grateful to you Lucy and all the Members and Advisors for preparing such an excellent document and opinions.
- I think this is a great Masterplan which would preserve the beauty and amenities of this area which I feel is under appreciated by planners.
- Consider the creation of a design review panel for sensitive development assessment.
- PC Actions/Community Aspirations - A reduced speed limit through the village is vital if items 1 & 2 are to be achieved. More development means more traffic. It is already difficult (often described as a nightmare) to exit safely from ones own property - a problem multiplied by extra housing - especially where there is only a pavement on one side of the road - as on Bent Lane & other roads in the area. Families buying new properties will expect their children to be kept safe on our roads. General - If the aspiration is to attract people to enjoy the historic/rural aspects of Warburton, we need some parking provision. It is already very limited and is insufficient for local needs eg. St Werburgs Church/Parish rooms.
- Communication is lacking. More interaction for older residents required
- In agreement with all. Any large scale development applications are introduced it should be a condition for the developers to introduce public transport. We know that TfGM and Warrington's Own Buses will not immediately offer such
- Vision - Any Network of safe footpaths and cycle routes need to be with the agreement of the farmer/owner. Objectives - Development of green infrastructure needs to be with the consent of farmers concerned if not already in place. PC Actions/Community Aspirations - I support the aspirations 2-6 but I am against some of the points in aspiration no 1, namely a reduction in speed limits.
- I agree with the enclosed plan. Warburton and its historical heritage is very important, so has to be maintained appropriately.
- Thanks for developing this.

## Do you have any other comments on the Neighbourhood plan?

- Thanks to all who have worked so hard in researching the area and producing this amazing document. A few queries: 3.5 Mentions Moss Brow as a smaller settlement, how is Carr Green classified? 3.8 Bus service route details need updating? Map 4: I seem to recall that a historical feature exists on Dunham Road. This was a small wedge of land which I think was used to hold animals being drowned in loggins days. Thank Geoff Newton mentioned it to me many years ago. W3 Protecting and Enhancing Wildlife... is it appropriate to mention 'localist' finally... I will seek further explanation/clarification on the statement "Warburton...prone to flooding" 5.1.30
- I want to make it clear that I do not support the erosion of the green spaces in Warburton. Warburton's identity as a small village is under serious threat here and allowing this development to continue is the tip of the iceberg. The very fact that we are a small village means that fewer people will object to the development proposal. It makes us a soft target. We need to make a stand against this unnecessary misuse of green spaces.
- There is a Trafford Road side policy which not being followed, two road side memorials which distract drivers when passing in the day and night, which also cause antisocial behaviour and have no planning permission at all need removing
- We need to consult the village children. I would like to see established a Children and Young People's Forum, and let the young tell us what they think is important/misusing/needs encouraging. This should be an essential and ongoing part of neighbourhood development.
- Sorry we can't make the open event as we have commitments but my husband and myself will be following progress of the NDP.
- I fully support it.

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Consideration of the Responses – Kirkwells’ Note to Steering Group

Warburton NDP

Informal Consultation on Emerging Draft Plan and Design Guide

May 2023

Summary of Responses and Proposed Changes for SG’s Consideration

WNDP Policy	Summary of Comments	SG response and proposed changes to Draft NDP
W1	Support 97.83% Object 2.17%	Retain Policy in Draft Plan
W1	Generally positive comments about the need to protect local hedgerows, landscape character, wildlife and heritage.	Points already addressed in W1 and other NDP Policies so no change.
W1	Concerns about proposed development in the Green Belt.	Amend Plan. Strengthen explanation that Warburton Parish including the village is washed over by the Green Belt except for area to the north included in the proposed strategic site. Eg in paras 2.18, 3.3, 5.0.3
W2	Support 97.83% Object 2.17%	Retain Policy in Draft Plan
W2	Concerns about need to protect historic features.	Points already addressed in W1 and other NDP Policies so no change.
W3	Support 100% Object 0%	Retain Policy in Draft Plan
W3	Concerns that some habitats not locally relevant.	References to “coastal grazing meadows”; and floodplain grazing meadows are from wildlife report. No change.
W4	Support 100% Object 0%	Retain Policy in Draft Plan
W4	Concerns about largescale development and policy being a ‘sweetener’.	Policy should help to promote restoration of mosslands and protect heritage. No change.
W5	Support 97.83% Object 2.17%	Retain Policy in Draft Plan
W5	General support for protecting heritage but concerns about largescale development and ‘pastiche’.	Draft Policy wording will be finalised following meeting with TBC Conservation Officer. Policy should also support high quality contemporary designs where they respect local context and character.
W6	Support 100% Object 0%	Retain Policy in Draft Plan
W6	General support and concerns again about pastiche.	Draft Policy wording will be finalised following meeting with TBC Conservation Officer. Pastiche should be avoided.
W7	Support 100% Object 0%	Retain Policy in Draft Plan
W7	Supportive comments.	No change.
W8	Support 100% Object 0%	Retain Policy in Draft Plan
W8	Important to protect heritage but need to consult with landowners.	SG to do this before formal consultation – has this been done?

W NDP Policy	Summary of Comments	SG response and proposed changes to Draft NDP
W9	None of the above 6.52% Option 1 2.17% Option 2 6.52% Option 3 84.78%	Option 3 remains the preferred option but may have to be revised to accommodate more housing in line with PfE.
W9	Concerns about scale of development proposed and adverse impacts on small village. Some objections to any development. Some support for least sense / more green option (3)	Refer comments to AECOM and think about how can best accommodate more development.
W10	Support 97.83% Object 2.17%	Retain Policy in Draft Plan
W10	Areas unsuitable for development due to flooding and climate change.	The NDP has been prepared to plan positively and support development in the higher level strategic plan (P4E). NDP policies should help to promote sustainable development and address climate change.
W11	Support 97.83% Object 2.17%	Retain Policy in Draft Plan
W11	Policy could go further by defining routes. General support. Concerns about poor quality provision of existing PROW, pavements, roads etc.	PC is working on this already – see actions.
W11	Consider how to improve accessibility for less able bodied.	Add sentence to Policy: All schemes should be designed to be accessible for all and address the needs of key groups including older people, those with mobility problems and users of mobility scooters, wheelchairs, prams and pushchairs.
W12	Support 100% Object 0%	Retain Policy in Draft Plan
W12	Ideas for various recreational uses eg sports facilities or community orchard/garden.	SG to consider this. LGS protection is different from public open spaces / recreation facilities but there is a shortfall so SG / PC may wish to explore this with landowners as an action.
W13	Support 97.83% Object 2.17%	Retain Policy in Draft Plan
W13	Needs to better reflect the variety of business within the village not just farms and farm diversification eg Service Businesses which require other infrastructure ( WiFi , power and sewerage)	SG to consider how policy can be amended to refer to services. Could be extended to refer to extensions and conversions to support small scale local businesses and working from home.
W13	Update list of businesses	Delete farm shop and reference to egg sales. SG to review. Could move list to appendix?
W14	Support 100% Object 0%	Retain Policy in Draft Plan
W14	Brownfield preferred.	Already included in Policy. No change.
W15	Support 97.83% Object 2.17%	Retain Policy in Draft Plan

<b>W NDP Policy</b>	<b>Summary of Comments</b>	<b>SG response and proposed changes to Draft NDP</b>
W15	Various comments about how policy could go further and also need to reflect reality of 2 community facilities.	SG to look at this and decide if changes needed.

**SG comments:**

- **BNG – refer to 10% in W3?**
- **Also justify masterplan final option in supporting text**
- **Clegg business - delete**

**Trafford Council's Response**

**Copy of Covering Letter and Comments**



**Jonathan Pannell**  
Strategic Planner  
Trafford Council

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**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

Warburton Draft NDP June 2023  
Trafford Council Comments

Para / Policy	Comments	Recommendation
n/a	<p>Public consultation</p> <p>The June 2023 consultation on the Warburton Neighbourhood Plan was an informal consultation and therefore it did not need to meet statutory consultation requirements. However, for any future consultations it is recommended that regard is had to the Trafford Statement of Community Involvement. Particularly in relation to who needs to be notified, how to respond and clarity on the length of the consultation / deadline for comments.</p> <p>This is also a requirement for the formal Regulation 14 consultation. Trafford Council can provide advice / support with this if needed.</p>	n/a
General Conformity	<p>National guidance states that a draft Neighbourhood Plan must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic conditions to enable it to proceed to referendum.</p> <p>Trafford's currently adopted development plan comprises of the saved policies of the Core Strategy (2012) and Revised Unitary Development Plan (2006). Core Strategy Policy R4 identifies land in Warburton (immediately to the south of Partington) as 'Protected Open Land' which is protected from development in this plan period. When assessed against the Core Strategy the draft Neighbourhood Plan would not be in accordance with Policy R4, as it would allocate land for development at Warburton Lane.</p> <p>The land at Warburton Lane forms part of the proposed New Carrington strategic allocation identified in Places for Everyone (PFE) Policy JPA33. PFE would therefore remove the 'safeguarding' policy from this land and allocated it for development.</p>	<p>Places for Everyone (PFE) contains the strategic policy for the release of Land at Warburton for development. It is therefore recommended that the timescales for the Warburton Neighbourhood Plan (WNP) are aligned as much as possible to the adoption process for PFE.</p> <p>The WNP should also take into account and build on the strategic policy requirements for the Warburton Lane Character Area. The main modifications to PFE Policy JPA33 state that the average development density for the Warburton Lane residential character area should be 25dph, recognising the distinct characteristics of the area. To be in general conformity with PFE, the Warburton Neighbourhood Plan (WNP) would therefore need to plan for a residential development of a similar average density across the Warburton Lane character area.</p>

Warburton Draft NDP June 2023  
Trafford Council Comments

Para / Policy	Comments	Recommendation
	<p>PFE was submitted for Examination in Public in February 2022 and has now made significant progress through the EP process. On 27<sup>th</sup> July 2023 the Inspectors examining the plan issued note IN37 Action Points. This included number of Action Points that relate specifically to the New Carrington allocation. The GMCA have responded to IN37 and now expect a post hearing letter to be issued by the Inspectors. Therefore, given the advanced stage of PFE, it now has substantial weight.</p>	<p>Undertaking both of the above, should enable the WNP to be considered to be in general conformity with PFE, particularly with regard to land at Warburton Lane.</p>
Para 2.18	<p>Bullet point 2 – Places for 'Everyone' JP Allocation 33 proposes approx. 4,300 homes in the plan period and 5,000 homes overall</p>	<p>Address minor comments</p>
Para 5.1.8	<p>The Draft Landscape Character Assessment for Warburton is stated as having been prepared by the NDP Steering Group. However, no details about the process the Steering Group went through, to split the Warburton Landscape Character Assessment into the further eight LCAs, are set out.</p>	<p>Provide further details / clarification of the process undertaken to identify the eight LCAs.</p>
Policy W1 – Conserving and Enhancing Local Landscape Character	<p>The Policy requires all proposals to have regard to the design principles for Landscape and View set out in the Masterplan. This states that key view corridors should be preserved. However, Masterplan Figure 11 only numbers the view points and does not clarify the direction / orientation of each view. (The accompanying photographs include a direction in their titles, but it is not clear if this is for illustration purposes only).</p>	<p>Clarify / include the key view corridor orientations.</p>
Policy W2	<p>The Policy says that development "must conserve the historic landscape features" related to the Deer Park identified on Map 4. In comparison, Policy JPA 33 says that development will be required to reflect and respond to the setting of Warburton Deer Park.</p>	<p>Change the policy wording to have more flexibility such as by using wording from Policy JPA33 e.g.: "Development proposals will be required to reflect and respond to the historic landscape features..."</p>

Warburton Draft NDP June 2023  
Trafford Council Comments

Para / Policy	Comments	Recommendation
	<p>This policy could cause issues for particular PHE development parcels at Warburton Lane, therefore limiting the delivery of IPA 33 New Carrington.</p> <p>The historic landscape features listed in Policy W2 that have potential to be affected by the PHE development include the park pale boundary, fishponds and pillow mound rabbit warren because these are within potential development parcels. There are also features on the boundary of the allocation that are sensitive to the PHE allocation but these are already protected for being an SBI or a designated heritage asset.</p>	
Policy W3 – Protecting and Enhancing Wildlife	The size of Maps 5 and 6 make it difficult to read / locate boundaries of individual areas.	Provide larger maps within the Plan.
Policy W3 – Protecting and Enhancing Wildlife	<p>The sites shown on the maps have been identified by the Cheshire Wildlife Trust.</p> <p>The high distinctiveness habitats appear to be existing SBIs, ancient woodland or wildlife corridors. But it is not clear what status habitats of medium distinctiveness have, as they do not have a statutory designation (such as SSSI or SBI).</p> <p>It is not clear where 'core areas for wildlife' have been identified on the maps.</p> <p>Greater Manchester Ecology Unit has advised that Wigsey Lane Meadows has been reverted as arable and is no longer an SBI</p>	<p>Advice was sought from Greater Manchester Ecology Unit. They advised this:</p> <p>Absolute protection for habitats of medium distinctiveness and the wildlife corridor areas would be harder to justify in planning terms, if they aren't already identified as corridors in Trafford's overall local plan. These would probably need more caveats, e.g. if development is proposed in these areas applicants would need to demonstrate they have applied the mitigation hierarchy and justify why the sites cannot be avoided or demonstrate the continued functioning of the wildlife corridors.</p> <p>The text does refer to some of the medium distinctive habitats as being priority habitats which would also carry weight, particularly in the Biodiversity Metric.</p>

Warburton Draft NDP June 2023  
Trafford Council Comments

Para / Policy	Comments	Recommendation
Policy W3 – Protecting and Enhancing Wildlife	The policy states that development adjacent to identified wildlife areas is required to incorporate substantial mitigation to lessen impacts on wildlife. The justification for this requirement is not clear. Mitigation should only be necessary when there are potential detrimental impacts. This should also be proportionate to the harm caused.	<p>Expand the policy wording to allow a degree of flexibility through ensuring that mitigation is both justified and proportionate.</p> <p>Example wording:</p> <p><i>Any development adjacent to identified wildlife areas which may have a detrimental impact on them should incorporate an appropriate level of mitigation to lessen impacts on...</i></p>
Policy W5 – Protecting Heritage Assets and Responding to Local Character	<p>Although the wording to Draft Policy W5 is to be finalised it is not clear whether the requirements under '2. Responding to Local Character' apply to development proposals which impact a heritage asset or whether it applies to all proposals.</p> <p>Policy W5 shall also be addressed by Trafford's Heritage Officer. A meeting with the Heritage Officer is aimed for September.</p>	It is recommended that Policy W2 is split into two, covering Protecting Heritage Assets and Responding to Local Character separately.
Policy W5 & W9	<p>Using Historic Farmstead Character to Guide Design</p> <p>Whilst the reasoning behind this proposal is set out within the Masterplan it is considered that requiring development proposals (through policy) to demonstrate / apply the principles set out in Part 5.3 of the Warburton Masterplan &amp; Design Guide relating to using Historic Farmstead Character to guide design is overly restrictive and not an appropriate approach for all development proposals (particularly smaller developments of less than 5 units).</p>	Policy wording is altered to allow for a degree of flexibility to be incorporated. Rather than using terms such as 'should demonstrate' and 'will be expected to' in relation to the Design Guide (in particular Part 5.3.1), the policies will be more versatile if (for example) 'reference to' existing local character is used.
Policy W6 – Warburton Conservation Area	Policy W6 is being addressed separately by Trafford's Heritage Officer. A meeting with the Heritage Officer is aimed for September.	

Warburton Draft NDP June 2023  
Trafford Council Comments

Para / Policy	Comments	Recommendation
Policy W7 – Archaeology	Policy W7 is being addressed separately by Trafford's Heritage Officer. A meeting with the Heritage Officer is aimed for September.	
Policy W8 – Non-designated Heritage Assets	Policy W8 is being addressed separately by Trafford's Heritage Officer. A meeting with the Heritage Officer is aimed for September.	
Policy W9	<p>The preferred option for the Warburton Lane Character Area, as set out within the Warburton Masterplan, is for around 279 units. This would be significantly lower than PTE Policy JPA33 which identifies approx. 400 units. (Whilst this is not a policy requirement it would reflect the average density considered appropriate).</p> <p>Neighbourhood Plans are required to be in broad conformity with strategic plans and cannot plan for a lower amount of development. In addition, on adoption of PTE, the higher quantum of development requirements of Policy JPA33 would supersede those set out in the WNP.</p>	<p>An option between Option 2 and the Preferred Option 3 of the Warburton Masterplan is considered and taken forward. This should be of an average density which enables a broadly consistent total level of development to be accommodated within the Warburton Lane Character Area, as set out in PTE.</p> <p>All diagrams in the Masterplan will need to be changed to reflect this higher updated development.</p>
Policy W9	<p>Coroners Wood is not the current or proposed Green Belt boundary. The land at Warburton Lane (south of Partington) is not in the Green Belt and PTE is not proposing a boundary change in this location.</p> <p>Policy JPA33 requires a substantial landscape buffer along the southern boundary of the Warburton Lane development parcels to mitigate the impact on the rural landscape to south of the allocation. PTE does not provide further detail on the boundary and this will be considered as part of the Masterplan / future planning applications. It may therefore be appropriate to allow</p>	<p>Revise the policy wording to make it clear that the Green Belt boundary is not changing in this location.</p> <p>Reference to strengthening the boundary should consider the PTE policy requirements etc. Further justification is required if reference to a 30m woodland boundary is retained.</p>

Warburton Draft NDP June 2023  
Trafford Council Comments

Para / Policy	Comments	Recommendation
	some flexibility in the W9 policy requirement for a 30m belt of woodland.	
Policy W12	Policy W12 identifies six areas of land as protected as Local Green Spaces. There is currently no Protected Open Space within Warburton in the Local Plan.	<p>Provide us with the proposed site boundaries with their names on maps so we can check if these areas meet the NPVS criteria to be protected as Local Green Space. The current map from the Conservation Area Appraisal does not show all of the proposed sites and the sites are not labelled.</p> <p>The tables in Appendix 5 are unclear. Reformat these so that the NPVS criteria appear in a separate table.</p>
Masterplan and Design Guide	Several draft policies state that proposals should have regard to various elements of the Masterplan & Design Guide, as reproduced in Appendix 4 of the Plan. Appendix 4 is yet to be produced / finalised and therefore it's not clear how this will work in practice (i.e., will only specific sections of the Masterplan & Design Guide be reproduced? if so, how will this work without the supporting justification etc.).	<p>Further consideration is given as to how to best integrate the requirements of the Master and Design Guide within the Neighbourhood Plan. This should ensure that sufficient flexibility is set where appropriate to avoid overly prescriptive policy requirements.</p> <p>(Key policy requirements may also need / be better set out within the relevant Plan Policy rather than left to an Appendix. For additional requirements, regard could be had to the relevant sections of the Masterplan and Design Code. Further advice / comments on this point can be provided when Appendix 4 is updated).</p>
Masterplan 4.7.3 Movement network	The principle of no private drives for properties along the proposed strategic road and accessed only available via tertiary roads within parcels is overly prescriptive.	If this is to become policy wording, it should be altered to allow for a degree of flexibility to be incorporated. The wording as currently drafted lacks a clear justification.



## Appendix 4 – Local Green Spaces – Informal Consultation with Landowners

Copy of Letter sent to landowners and notice on the website

Dear

### Warburton Draft Neighbourhood Development Plan 2024 – 2039 - Local Green Spaces

As you may be aware, Warburton Parish Council is preparing a Neighbourhood Development Plan (NDP) to guide decisions on planning applications and development in Warburton Parish. The NDP will be a statutory planning document and, once made (adopted), will be used in the determination of planning applications by Trafford Borough Council alongside the policies in the recently adopted strategic plan Places for Everyone, and saved policies in Trafford Local Plan and the UDP.

The Draft Plan has a strong focus on protecting and enhancing the natural environment and built heritage of the Parish. The policies and proposals have been informed by responses to several rounds of informal local community consultation and are underpinned by technical background documents including a design guide, wildlife survey and archaeological assessment. The Draft Plan is currently being finalised for formal consultation (Regulation 14).

The National Planning Policy Framework (NPPF) December 2023 allows local communities to protect from development important small scale open spaces which have a particular significance. These are called 'Local Green Spaces'.

In order to qualify for such protection, Local Green Spaces have to comply with a set of criteria set out in the NPPF. Paragraph 106 of the NPPF explains the criteria which have to be met:

*'The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.'*

Paragraph 107 goes on to say *'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'*

The Draft Plan contains 6 areas identified as proposed Local Green Spaces which are considered to meet the criteria in the NPPF. These are:

- W13/1 'The Green' off Paddock Lane;
- W13/2 Coroner's Wood, Warburton;
- W13/3 Land to the east of the Paddock Lane / Townfield Lane junction;
- W13/4 Land to the south of the Paddock Lane / Townfield Lane junction;

## Warburton NDP Consultation Statement

- W13/5 Land off Wigsey Lane and adjacent to Warburton Old Church; and
- W13/6 Land off Moss Lane and adjacent to Warburton Lane.

A copy of the Assessment Table and site maps for each of the Local Green Spaces is attached to this letter.

As a landowner of one or more of these areas, the Parish Council is inviting you to respond with any comments informally, before the list is finalised in the Draft Plan.

I would be grateful if you would respond by 17<sup>th</sup> May 2024. It is proposed that the Draft Plan will be published for at least 6 weeks' formal consultation from the end of May until mid-July and there will be further opportunities to comment during the consultation period.

Yours etc

**Copy of Warburton NDP Appendix 5: Local Green Spaces (published on the website and sent to landowners)**

**W13/1 'The Green' off Paddock Lane**

**Grid Ref.** SJ701896

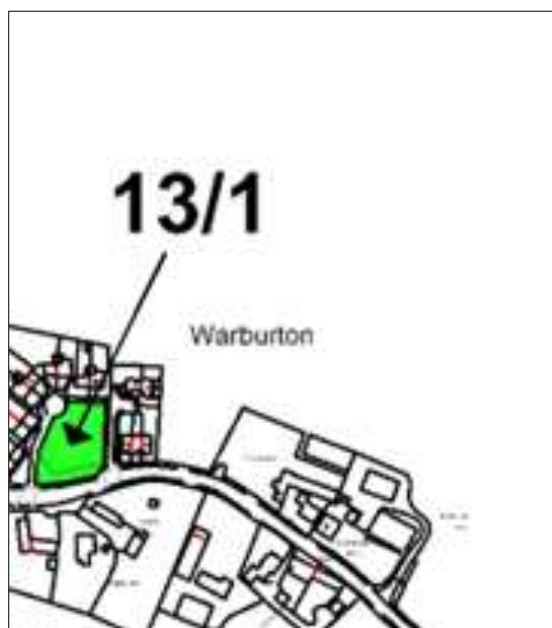
**Description and purpose**

This area although not formally designated as a village green is frequently referred to locally as 'the green' or 'the village green'. It is located opposite a recent extension to the Warburton Conservation Area. It has been used for village events for very many years (60 +?).

**Justification against criteria in the NPPF (para 106)**

<b>a) in reasonably close proximity to the community it serves</b>	It occupies a very central location in the village in what is otherwise a very dispersed community.
<b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>	The Local Green Space has recreational value.  It is the only area which can reasonably be called 'public open space' within Warburton, used for informal recreation. It is not designated Public Open Space despite the obvious and repeated public use over many years.
<b>c) local in character and is not an extensive tract of land</b>	'The Green' is very much local in character and is relatively small in area.

**Key**



**Photographs of LGS W13/1 'The Green' off Paddock Lane**



**W13/2 Coroner’s Wood, Warburton**

**Grid Ref.** SJ708906

**Description and purpose**

Coroner’s Wood is a woodland in the valley of Red Brook. Red Brook is the Parish Boundary between Warburton and Partington. Within Partington, a footpath, known as the

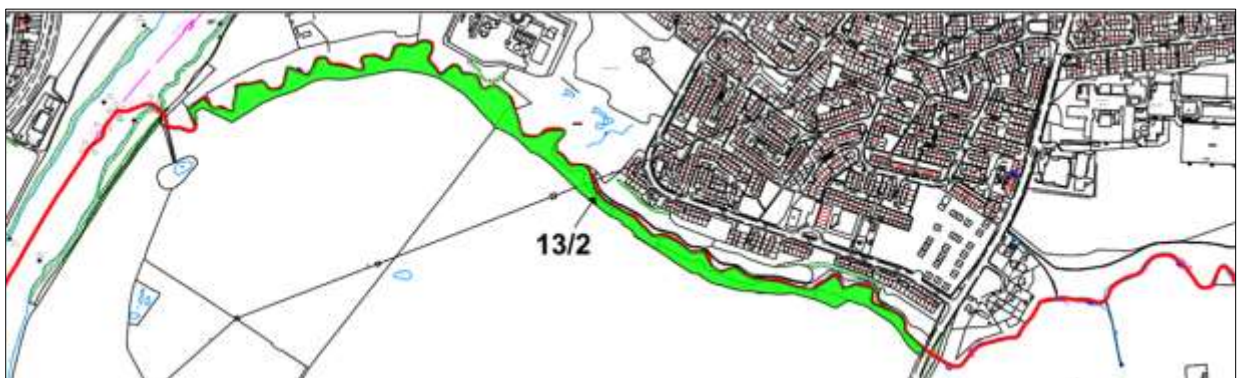
Redbrook Wildlife Trail runs through the eastern half of Coroner’s Wood, connecting to Warburton Lane and approximately half-way along the path, to Oak Road. The wood serves both the Partington and Warburton Communities.

**Justification against criteria in the NPPF (para 106)**

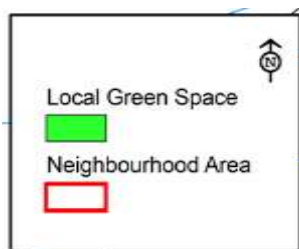
<p><b>a) in reasonably close proximity to the community it serves</b></p>	<p>This area is close to housing in Partington and is overlooked by housing along Oak Road.</p>
<p><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b></p>	<p>The Local Green Space has historic significance and rich wildlife value.</p> <p>The Trafford Historic Environment Assessment of 2019 states, ‘Area defined as Ancient or Semi-Natural Woodland along the banks of Red Brook. Shown on first edition Ordnance Survey and also included Osier beds. Possibly remnants of the Warburton Deer Park boundary’.</p> <p>* In fact, the Warburton Deer Park boundary is a major feature of the south side of the Red Brook valley and the artificially ‘scarped’ embankment may easily be seen, extending for a considerable distance along the valley side. A relatively small area to the west of Coroner’s Wood is scheduled as ancient woodland, despite the fact that it is contiguous with the main woodland and that similar ancient woodland indicator species may easily be found in both areas. There is a well-known association between ancient woodland and deer parks and maps appear to support the claim that the whole of Coroner’s Wood is ancient woodland.</p> <p>The majority of the area was used as wood pasture and is noted as ‘pasture’ in the 1838 Tithe Map.</p> <p>The woodland is a place of tranquillity and is much loved by local people in both Partington and Warburton, who often visit to appreciate its beauty and the rich variety of plant and wildlife in the area.</p>

<p><b>c) local in character and is not an extensive tract of land</b></p>	<p>This is very much a local area and is not very extensive. It is effectively a narrow strip of land to the south and west of Red Brook. Most importantly, as an area of ancient woodland and with a former deer park boundary on its southern side it is extremely rare and special.</p>
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\*<https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/08%20Places%20for%20People/08.01.10%20T rafford%20Historic%20Environment%20Assessment%202019.pdf>)



**Key**



@Crown copyright 2022 Ordnance Survey 100055940 on behalf of Warburton Parish Council  
0100064955

**Photographs of LGS W13/2 Part of Coroner's Wood and  
the former deer park boundary**



**W13/3 Land to the east of the Paddock Lane / Townfield Lane junction**

**Grid Ref.** SJ699896

**Description and purpose**

This area is virtually in the centre of Warburton village and is immediately adjacent to the former location of Warburton Cross and the stocks (now located on the opposite corner, between Wigsey Lane and Townfield Lane).

**Justification against criteria in the NPPF (para 106)**

<p><b>a) in reasonably close proximity to the community it serves</b></p>	<p>It occupies a very central location in the village in what is otherwise a very dispersed community.</p>
<p><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b></p>	<p>The Local Green Space has historic significance as it is located within the Conservation Area. The Conservation Area Management Plan notes:          ‘2.6.2 The central crossroads and the open spaces adjoining create an open core with pockets of built areas on either side. The prominent position of this open space is historically important as the location of the village stocks.’          The use of flagstones as boundary treatment is also noted:          ‘2.4.2 A characteristic boundary treatment found on Church Green, Wigsey Lane and around the cross base comprises upright local flagstones, which is also characteristic of the wider area.’</p> <p>The Conservation Area Appraisal notes in para 6.3.10: ‘There may be future desire for new development on the large green plots surrounding the crossroads at the centre of the adopted enlarged Conservation Area. These are important green spaces and any modern development here may detract from the historic character of the Conservation Area.’</p> <p>See also Conservation Area Management Plan Map 2 Townscape Analysis.</p> <p>This is a special area, with Cheshire Railings around the site (often used for banners etc). It is not open to public access but is very much in the public view and seen every day by locals and passing traffic.</p> <p>Before the construction of Warburton (Old) Bridge and its associated road, this was part</p>



	of a garden to a shop and house as is shown on the 1838 Tithe Map.
<b>c) local in character and is not an extensive tract of land</b>	Very much local in character and is relatively small in area.



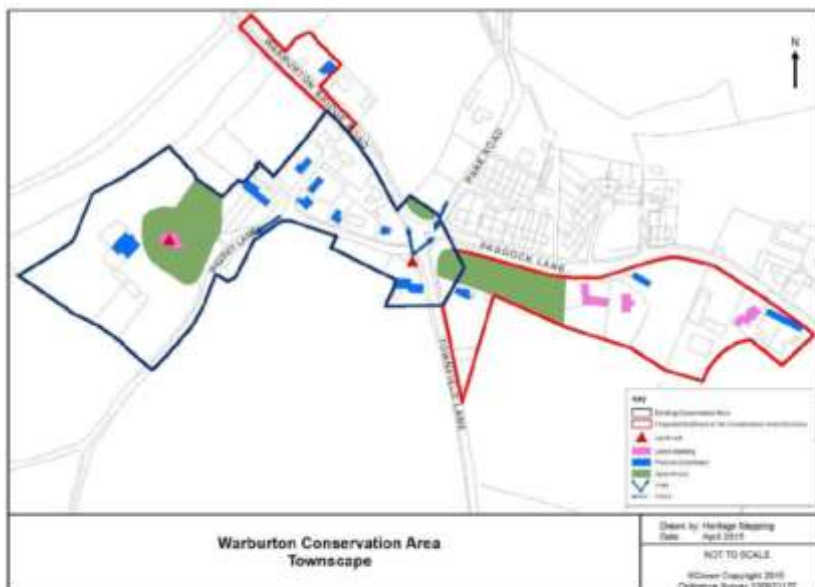
**Key**



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0100064955

**Conservation Area Appraisal**

**Map 2 Showing 'Open Areas' including Local Green Space W13/3**



Map 2: Townscape analysis

**Photographs of LGS W13/3 Land to the east of the Paddock Lane /  
Townfield Lane Junction**



**W13/4 Land to the south of the Paddock Lane / Townfield Lane junction**

**Grid Ref.** SJ699895

**Description and purpose**

This area is virtually in the centre of Warburton village and is immediately adjacent to the former location of Warburton Cross and the stocks (now located on the opposite corner, between Wigsey Lane and Townfield Lane.)

**Justification against criteria in the NPPF (para 106)**

<p><b>a) in reasonably close proximity to the community it serves</b></p>	<p>The open space occupies a very central location in the village in what is otherwise a very dispersed community.</p>
<p><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b></p>	<p>The Local Green Space has historic significance as it is located within the Conservation Area. The Conservation Area Management Plan notes:                  ‘2.6.2 The central crossroads and the open spaces adjoining create an open core with pockets of built areas on either side. The prominent position of this open space is historically important as the location of the village stocks.’</p> <p>The Conservation Area Appraisal notes in para 6.3.10: ‘There may be future desire for new development on the large green plots surrounding the crossroads at the centre of the adopted enlarged Conservation Area. These are important green spaces and any modern development here may detract from the historic character of the Conservation Area.’</p>
<p><b>c) local in character and is not an extensive tract of land</b></p>	<p>Very much local in character and is relatively small in area.</p>

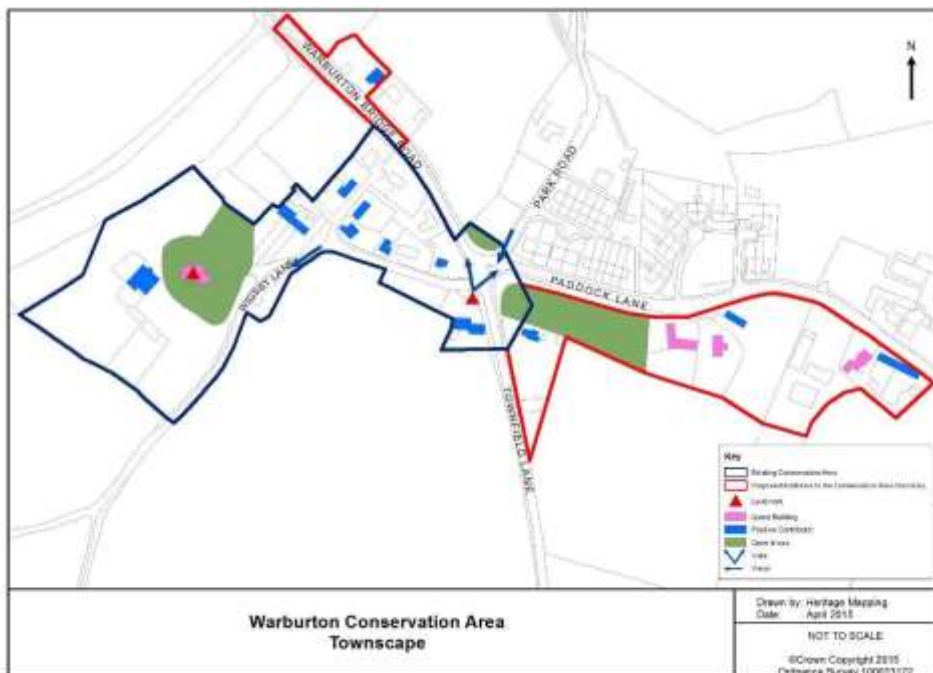
**Key**



Photograph of LGS W13/4 Land to the south of the Paddock Lane / Townfield Lane junction



Conservation Area Appraisal  
Map 2 Showing 'Open Areas' including Local Green Space W13/4



**W13/5 Land off Wigsey Lane and adjacent to Warburton Old Church**

**Grid ref:** SJ697895

**Description and purpose**

This is a small area to the side of the lane and off a car parking area south of Warburton Old Church.

The current main parking area was the site of the village pond, long filled in, but still subject to occasional flooding.

**Justification against criteria in the NPPF (para 106)**

<p><b>a) in reasonably close proximity to the community it serves</b></p>	<p>The site is located on the edge of the village in an area with a concentration of listed buildings.</p>
<p><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b></p>	<p>The Local Green Space has historic significance.</p> <p>The site is in within the Conservation Area and forms part of the setting of the Grade I listed Warburton Old Church. The sunken nature of the parking area and the presence of the adjacent ancient church gives a powerful sense of enclosure and tranquillity.</p>
<p><b>c) local in character and is not an extensive tract of land</b></p>	<p>This is very much local in character, the essential core of the village.</p>

**Key**



@Crown copyright 2022 Ordnance Survey 100055940 on behalf of Warburton Parish Council  
0100064955

**Photographs of LGS W13/5 Land off Wigsey Lane and adjacent to Warburton Old Church**



**W13/6 Land off Moss Lane and adjacent to Warburton Lane.**

**Grid Ref.** SJ712902

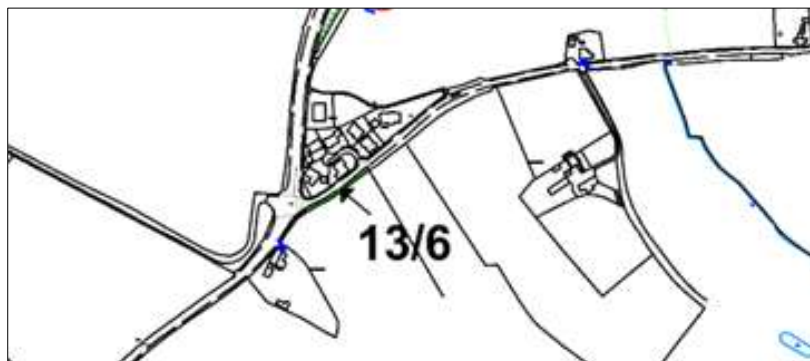
**Description and purpose**

This area is at the side of the road but Trafford Council have stated categorically that it does not belong to them. It does not belong to the adjacent landowner. It comprises of a length of Cheshire railings along the junction with a grass area in front of varying width. It provides superb open views across Warburton Moss towards the moss woodlands.

**Justification against criteria in the NPPF (para 106)**

<p><b>a) in reasonably close proximity to the community it serves</b></p>	<p>It is an important feature in what is otherwise a very dispersed community. It has localised significance to Top Park Close and Heathlands Farm.</p>
<p><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b></p>	<p>This area has historic significance as it forms part of the setting of the listed Heathland Barn and Farm.</p> <p>The views out over the moss from this location are widely admired. It is one of the first open views when entering Warburton from the north along Warburton Lane. It is surely one of the best views in Warburton, with the Moss Wood in the background.</p>
<p><b>c) local in character and is not an extensive tract of land</b></p>	<p>This is very much local in character, the extensive views beyond are in the Green Belt, but the green space is relatively small in area.</p>

**Key**



@Crown copyright 2022 Ordnance Survey 100055940 on behalf of Warburton Parish Council  
0100064955

**Photographs of LGS W13/6  
Land off Moss Lane and adjacent to Warburton Lane  
with views across the Moss**





Copy of Landowner Response



Stantec UK Limited  
100 Barbittol Square  
Manchester  
M2 3AB  
UNITED KINGDOM

16<sup>th</sup> May 2024

Mrs Fletcher  
Warburton Parish Council  
10 Egerton Avenue  
Warburton  
Lymm  
WA13 9TD

Dear Mrs Fletcher,

By Email only: Warburtonparishcouncil@gmail.com

We are writing in response to your letter dated 8<sup>th</sup> May 24 to Mr F Lythgoe in relation to the Parish's proposals to designate areas of Local Green Space (LGS) within Warburton. We are writing on behalf of Redrow Homes who are promoting land for development at Warburton Lane.

We received a copy of your letter only this week and via the landowners land agent. We have written in the past to the Parish Council on matters of the NDP and had hoped to be contacted directly on further matters such as this and we would be grateful if we could be included in your circulation list please.

Two proposed areas 'W13/2 Coroner's Wood' and 'W13/6 Land off Moss Lane and adjacent to Warburton Lane' have the potential to impact out interests.

We would not support the inclusion of either area being included within the emerging Neighbourhood Development Plan (NDP) as LGS and to do so would be cause for our objection against the NDP.

In relation to W13/2, we do not consider that the proposals accord with paragraph 106 of the NPPF which sets out the circumstances for designating Local Green Spaces. The policy is a restrictive policy and states that it should 'only' be used where green space meets all of the tests within paragraph 106; as set out below:

*"The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land."*

We consider that W13/2 does not meet any of the above criteria. The NDP and its boundary relates to the residents of Warburton. Your letter makes clear that you consider the space serves the residents of Partington and housing along Oak Road. Those residents are not part of Warburton, are not included within the NDP boundary and are not served by the Parish Council or its Development Plan; indeed, residents of Partington have no say in the adoption of the NDP and will not be consulted as part of the referendum to do so. It is difficult to understand how Warburton Parish Council have assessed the how the Site is of special importance to those residents.

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Registered Office: Stantec UK Limited | Buckingham Court, Kingwood Business Park, Freeton Place, London Road, High Wycombe HP11 1AJ | Registered in England No. 21196072

16 May 2024  
Page 2 of 3

Reference: 33310045

Notwithstanding the above, we do not consider that the parcel of land is demonstrably special to the local community or holds a particular local significance. The WPC assessment is not clear what it considers to be the special attributes of the site that make it of 'particular' local significance. WPC makes reference to semi-natural or ancient woodland on the banks of the Red Brook and an association with the former deer park; and notes it as a place of tranquillity and much loved by local people. However, it is not clear how the above conclusions have been reached or how they combine for WPC to consider that the land should be designated as local green space.

The area highlighted in W13/2 is not accessible to the public and it is difficult to understand how the land is enjoyed as a place of tranquillity. The land is separated from a PROW to the north of W13/2 by the Red Brook which provides ready enjoyment of that tract of land and is protected by its status as a PROW; but this is not to be confused with land to the south of the Red Brook (which W13/2 seeks to designate) which is not publicly accessible. The stretch of woodland which can be enjoyed (by views across the brook) from the PROW is not ancient woodland nor is it considered to provide important views in relation to heritage assets.

The area which the WPC has regard to has been assessed as part of a previous planning appeal (APP/Q4245/W/19/3243720) which considered the importance of the landscape in the context of its wider setting and in the context of the former deer park. The Inspector concluded that notwithstanding the value which local people placed on the entire landscape surrounding Warburton, its characteristics were insufficient to be considered as a 'valued landscape'. Similarly, despite the value that local evidence placed on the importance of the heritage value of the former deer park (which WPC goes on to describe as extremely rare and special), the Inspector did not appear to share those views. We do not dispute that parts of W13/2 are of value visually, arboriculturally and ecologically (and that local people value those attributes), however, we consider that there is insufficient evidence to demonstrate that those features are 'demonstrably special to the local community' or that they hold a 'particular local significance' due to any of those attributes; both of those tests must be passed for such a designation to be made and for designation as LGS to be justified.

Lastly, part c) of paragraph 106 of the NPPF requires that the land in question is not an extensive tract of land. We consider that the land is, indeed, an extensive 'tract' of land. The land in question bounds the entire length of the southern boundary of Partington on the west of Warburton Lane. None of which is publicly accessible and the majority of which cannot be experienced or meaningfully enjoyed from publicly available viewpoints.

Planning practice guidance (reference 37-005-20140306) set out that the purpose of a LGS designation is a way to provide special protection against development for green areas of particular importance to local communities. Notwithstanding the above and the assessment that has been provided by WPC, we consider that the designation of LGS at W13/2 would be objectional because such a designation would be in conflict with other parts of the Development Plan; in particular, the allocation of the Site for housing development within the Places for Everyone (Pfe) Plan.

The requirement of paragraph 107 of the NPPF that LGS designations are to be treated as Green Belt for the purposes of policy making (and de facto for decision making) would clash with the GMCA (and Trafford Council's) adopted policy to develop land to the south of W13/2; by definition, that land cannot be kept open and will necessarily be bound by development. To introduce such designations within the NDP would serve to undermine the robustness of the NDP. Indeed, Planning Guidance (paragraph 37-007-20140306) specifies that "*Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.*"

Whilst we do not consider that WPC should designate the above sites at LGS within the NDP, we do not consider that it is necessary to meet the aims of the NDP. As demonstrated by the extensive development control criteria within Pfe Allocation JPA30 (New Carrington) and through the above mentioned appeal, the development management process contains adequate policies to safeguard and

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16 May 2024  
Page 3 of 3

Reference: 33310045

mitigate any harm to any attributes of conservation value at the Site, whether that is landscape, arboriculture, heritage or ecological value. Indeed, WPC notes where it considers that the Site contains heritage assets or ancient woodland, Planning Policy Guidance (paragraph 37-011-20140306) sets out that different types of [existing] designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

In relation to W13/6 Land off Moss Lane and adjacent to Warburton Lane, we disagree that the area is capable of satisfying part b) of NPPF paragraph 106. The area may be capable of forming part of the setting of a heritage asset as set out by WPC, but as such, its value to the significance of the heritage asset would be protected by policy and statute. It is not necessary for it to be otherwise protected. Save for that, that value attributed to W13/6 by WPC appears to be on the basis of it providing for views across the Moss and towards Warburton when existing Partington or travelling along Moss Lane. The LGS designation is intended to protect land which itself is of special value or significance, which this land is not. The land highlighted is, essentially a highway verge and contains none of the listed attributes listed in paragraph 106 of the NPPF.

Notwithstanding the above, we consider that designation of the land would also conflict with the policies of the PFE. The land proposed for inclusion in W13/6 is within the boundary of PFE Allocation JPA30 (please see extract of PFE interactive mapping below) and is excluded from the Green Belt. It would be perverse in logic for a planning policy which allocates a Site outside of the Green Belt to sit side by side with a policy which re-introduces the effect of the Green Belt.



We trust the above is helpful in WPC advancing its NDP. Please do not hesitate to contact us should you require any further information.

Yours sincerely,

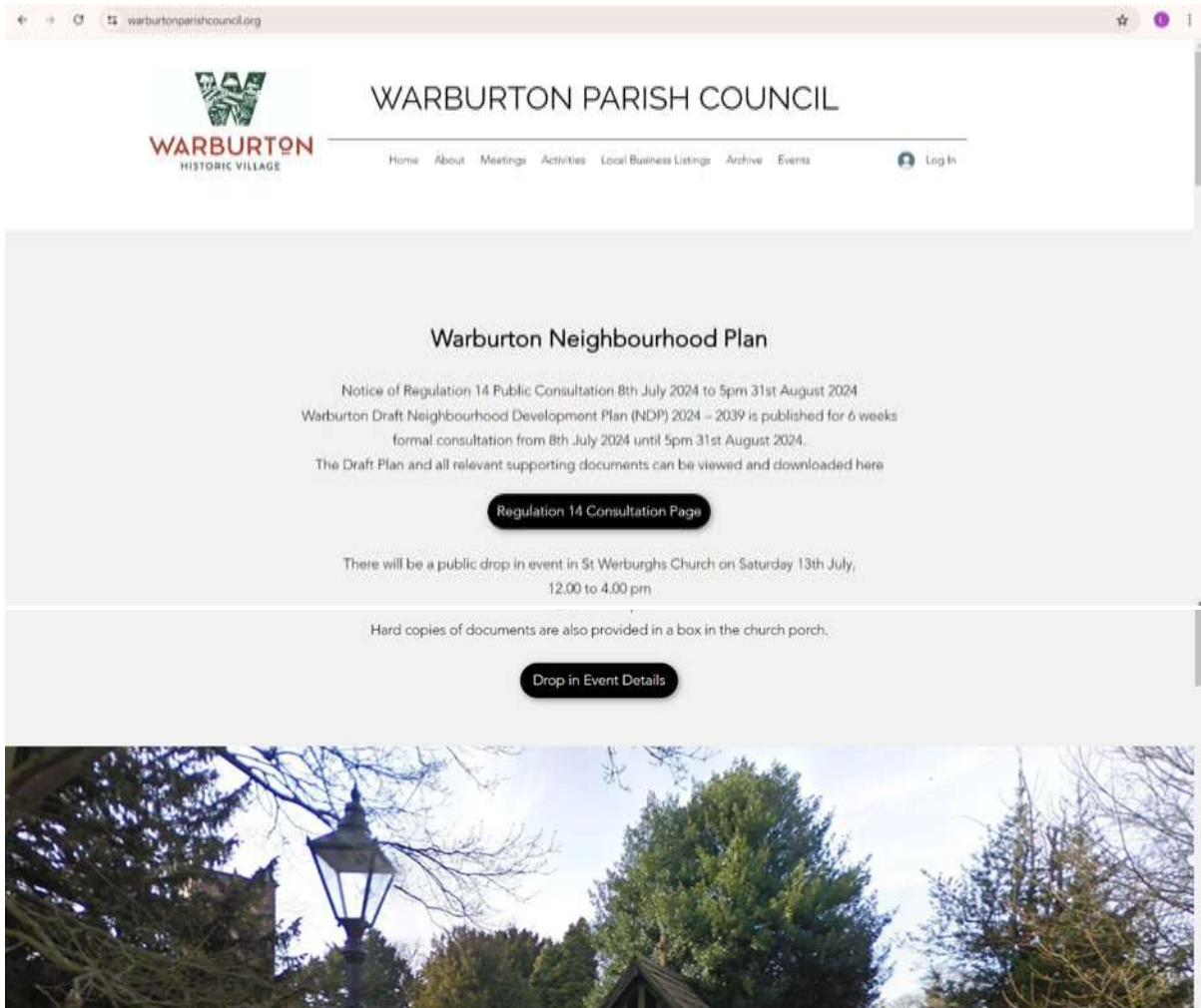
**STANTEC UK LIMITED**

**Ian Gilbert**  
Planning Director  
Phone: +44 1618174917  
ian.gilbert@stantec.com


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## Appendix 5 – Regulation 14 Consultation


### Parish Council Website – Screenshots



← → 🏠 warburtonparishcouncil.org/coming-soon-03 ☆ 🌐



## WARBURTON PARISH COUNCIL

Home About Meetings Activities Local Business Listings Archive Events  Log In

### Regulation 14 Public Consultation

The Draft Warburton Neighbourhood Development Plan 2024 – 2039 has been prepared by the Neighbourhood Plan Steering Group on behalf of Warburton Parish Council. The Draft Plan has been informed by the responses to the informal consultation on the emerging Draft Plan which was undertaken in Summer 2023 and is underpinned by a technical evidence base including the Warburton Masterplan; Design Guide, a wildlife survey and an archaeological assessment.

The consultation will commence on Monday 8th July 2024 and run for 6 weeks until Sunday 31st August 2024. A drop in Session will be held on 13th July 2024 between 12.00 - 4.00pm at St Werburgh's Church

The documents published for consultation are available below, in addition copies will be available for review in the following locations within the Village:

- The Saracens Head Pub
- The Porch of St Werburghs Church (new church)
- The Egg Hut, Birch Farm, Moss Lane
- The Parish Council Clerk, 10 Edgerton Avenue, Warburton
- The Parish Rooms, Bent Lane

Warburton Draft Neighbourhood Development Plan 2024 – 2039

Warburton Masterplan and design guide (Appendix 4 of the Draft Plan)

#### Technical Evidence Base

The Draft Plan is underpinned by the following technical evidence base documents:

- [Warburton Landscape Character Assessment](#)
- [Warburton Archaeological and Historic Buildings Assessment](#)
  - [Part 1 - History](#)
  - [Part 2 - Archaeology](#)
  - [Part 3 - Buildings](#)
  - [Part 4 - Finds](#)
- [Protecting and Enhancing Warburton's Natural Environment](#)
- [Warburton Conservation Area SPD 5.20](#)
- [Warburton Village design Statement](#)

#### SEA and HRA documents

- [SEA Screening Report June 2024](#)
- [SEA Screening Report June 2023](#)
- [HRA Screening Report June 2024](#)
- [HRA Screening Report June 2023](#)

warburtonparishcouncil.org/consultation-ndp

## Designation Documents

- [Designation by Trafford Council on 4th March 2019 Notice](#)
- [Designation Map](#)

## Informal Community Consultation Documents

- NDP Launch Meeting information on 9th May 2019 in Warburton Parish Rooms:
  - [Launch Meeting Notification 2019](#)
  - [Village Design Statement](#)
  - [Warburton Conservation Area 2016](#)
  - [Drop In Meeting Jan 2020](#)
- Public Consultation on the Vision Statement and Key Planning Issues, 1st December to 31st December 2021
  - [Notice for Drop in Meeting on December 11th 2021](#)
  - [Draft NDP 2021](#)
  - [Response Form 2021](#)
  - [Qualitative Assessment of Feedback Document](#)

- Informal Consultation on the emerging Draft Neighbourhood Plan and Warburton Draft Master Plan and Design Guide June 2023
  - [Draft NDP V5a 2023](#)
  - [2023 Response Form](#)
  - [2023 Response Data](#)
  - [Consultation letter to Trafford Council](#)
  - [Response from Trafford Council to 2023 draft NDP](#)
- [Traffic Survey 2023](#)

## How to Respond

Please respond in writing in one of the following ways:

- **Using the online response form here (preferred method)**
- Emailing comments to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org)
- Bringing handwritten completed response forms to the drop in event on Saturday 13th July or returned to the box in the church.
- Posting responses to: Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD

**Please return all responses by 5.00pm on Sunday 31st August 2024**

Thank you for your interest. Following this consultation, the Warburton Neighbourhood Plan will be revised and submitted to Trafford Borough Council.

## Get on the List

Sign up to receive the first word when we go live.

First Name

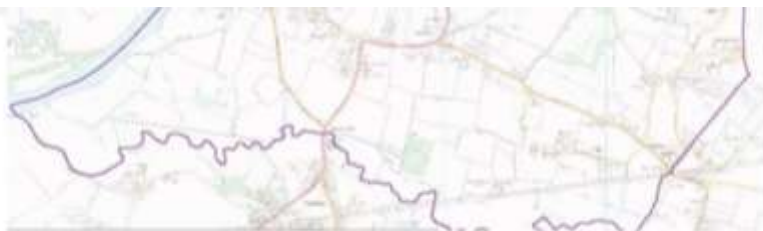
Last Name



The screenshot shows the Warburton Parish Council website. At the top left is the council's logo, which features a stylized 'W' with three figures and the text 'WARBURTON HISTORIC VILLAGE'. To the right of the logo is the council's name 'WARBURTON PARISH COUNCIL'. Below this is a navigation menu with links for 'Home', 'About', 'Meetings', 'Activities', 'Local Business Listings', 'Archive', and 'Events'. A 'Login' button is located in the top right corner. The main content area features a large heading: 'Neighbourhood Development Plan Statutory Consultation Meeting'. Below the heading, the event details are listed: 'When: 13 Jul 2024, 12:00 - 18:00' and 'Where: The Parish Rooms, Bert Lane, Warburton, Lynton WA13 9TC, UK'. There is a 'Details' button and social media icons for Facebook, X, and LinkedIn. On the right side of the page is a map showing the parish boundary in purple.



The screenshot shows the 'Details' page for the 'Neighbourhood Development Plan Statutory Consultation Meeting'. At the top left is the council's logo and name. The navigation menu and 'Login' button are also present. The main heading is 'Neighbourhood Development Plan Statutory Consultation Meeting'. Above the heading, it says 'Sat, 13 Jul | The Parish Rooms'. Below the heading, there is a paragraph: 'Please join us at this drop-in session where we will take you through the Neighbourhood Development Plan and gain your views. We have a goal to gather feedback from at least 92% of the village so please make every effort to attend.' Below this text is a dark blue button that says 'Registration is closed' and 'See other events'. At the bottom of the page is a map showing the parish boundary in purple.



## Time & Location

13 Jul 2024, 12:00 - 16:00  
The Parish Rooms, Bent Lane, Warburton, Lymm WA13 9TD, UK

## About the event

The Neighbourhood Development Plan is a critical document that will help ensure that any future development within the village of Warburton is designed, developed and maintained in accordance with the wishes of the residents of the village. By having a Neighbourhood Development Plan it enables us to better control what types of development happen in the village and where. It also ensures that, should large commercial developers be permitted to develop within the village, the Parish Council will receive much more of the CL funds paid by the developer and can ensure those funds are spent in Warburton for the benefits of our community rather than elsewhere. It is mandatory that we demonstrate effective consultation with residents and so it is important to get your feedback on these plans. This is a formal statutory process and the last opportunity before the plans are finalised for residents to input into the plans. Please make every effort to participate and attend the meeting or submit feedback via the website.



Screenshots of Online Response Form

Warburton Village Neighbourhood Plan Consultation July 2024  
Warburton Neighbourhood Development Plan Consultation July 2024

\*1. First name

\*2. Surname

1 of 20 answered

\*3. Telephone

\*3. House name/number and street name

\*4. Email Address

\*5. Mobile Number

1 of 20 answered

\*6. Postal Address

Country

State

Postcode

\*6. Do you wish to for your contact details to be shared with Trafford Borough Council so that they can keep you updated about the next stage of the NDP process?

Yes

No

\*7. Do you consent to display on the draft maps - please provide any comments or suggestions to explain how you think the NDP Maps may be improved

1 of 20 answered

SurveyMonkey.com/1887942

\* 7. Do you support or object to the Draft Vision - please provide any comments or suggestions to explain how you think the NDP Review may be improved.

yes

no

Other (please specify)

\* 8. Do you support or object to the Draft Objectives - please provide any comments or suggestions to explain how you think the NDP Review may be improved.

yes

no

Other (please specify)

1 of 16 answered

SurveyMonkey.com/1887942

\* 8. Do you support or object to the Draft Objectives - please provide any comments or suggestions to explain how you think the NDP Review may be improved.

yes

no

Other (please specify)

\* 9. Do you support or object to Draft Policy W1 - Conserving and Enhancing Local Landscape Character

Support

Object

Comments

\* 10. Do you support or object to Draft Policy W2 - Reducing Drive Risk

Support

Object

Comments

1 of 16 answered

SurveyMonkey.com/1887942

\* 8. Do you support or object to Draft Policy W1 - Conserving and Enhancing Local Landscape Character

Support

Object

Comments

\* 10. Do you support or object to Draft Policy W2 - Reducing Drive Risk

Support

Object

Comments

1 of 16 answered

# Warburton NDP Consultation Statement

The image displays three sequential screenshots of a survey form titled 'Warburton NDP Consultation Statement'. Each screenshot shows a question about supporting or objecting to a specific draft policy, with radio buttons for 'Support' and 'Object', and a text area for 'Comments'. A green progress bar at the bottom of each screenshot indicates the current question number out of 10.

**Question 10:** Do you support or object to Draft Policy W2 - Warburton Deer Park  
 Support  Object  
Comments  
1 of 10 answered

**Question 11:** Do you support or object to Draft Policy W3 - Protecting and Enhancing Wildlife  
 Support  Object  
Comments  
1 of 10 answered

**Question 12:** Do you support or object to Draft Policy W4 - Warburton Drive  
 Support  Object  
Comments  
1 of 10 answered

**Question 13:** Do you support or object to Draft Policy W5 - Protecting Heritage Assets  
 Support  Object  
1 of 10 answered

The image displays three sequential screenshots of a web-based consultation form. Each screenshot shows a question about supporting or objecting to a specific draft policy, with radio buttons for 'Support' and 'Object', and a text area for 'Comments'. A green progress bar at the bottom of each screenshot indicates '1 of 26 answered'.

**Question 13:** Do you support or object to Draft Policy W6 - Protecting Heritage Assets

Support

Object

Comments

**Question 14:** Do you support or object to Draft Policy W7 - Non Designated Heritage Assets

Support

Object

Comments

**Question 15:** Do you support or object to Draft Policy W5 - Responding to Local Character

Support

Object

Comments

**Question 16:** Do you support or object to Draft Policy W8 - Warburton Conservation Area

Support

Object

Comments

16. Do you support or object to Draft Policy W16 - Warburton Conservation Area

Support

Object

Comments

17. Do you support or object to Draft Policy W17 - Archaeology

Support

Object

1 of 20 answered

17. Do you support or object to Draft Policy W17 - Archaeology

Support

Object

Comments

18. Do you support or object to Draft Policy W18 - Warburton Historic Buildings

Support

Object

1 of 20 answered

18. Do you support or object to Draft Policy W18 - Warburton Masterplan

Support

Object

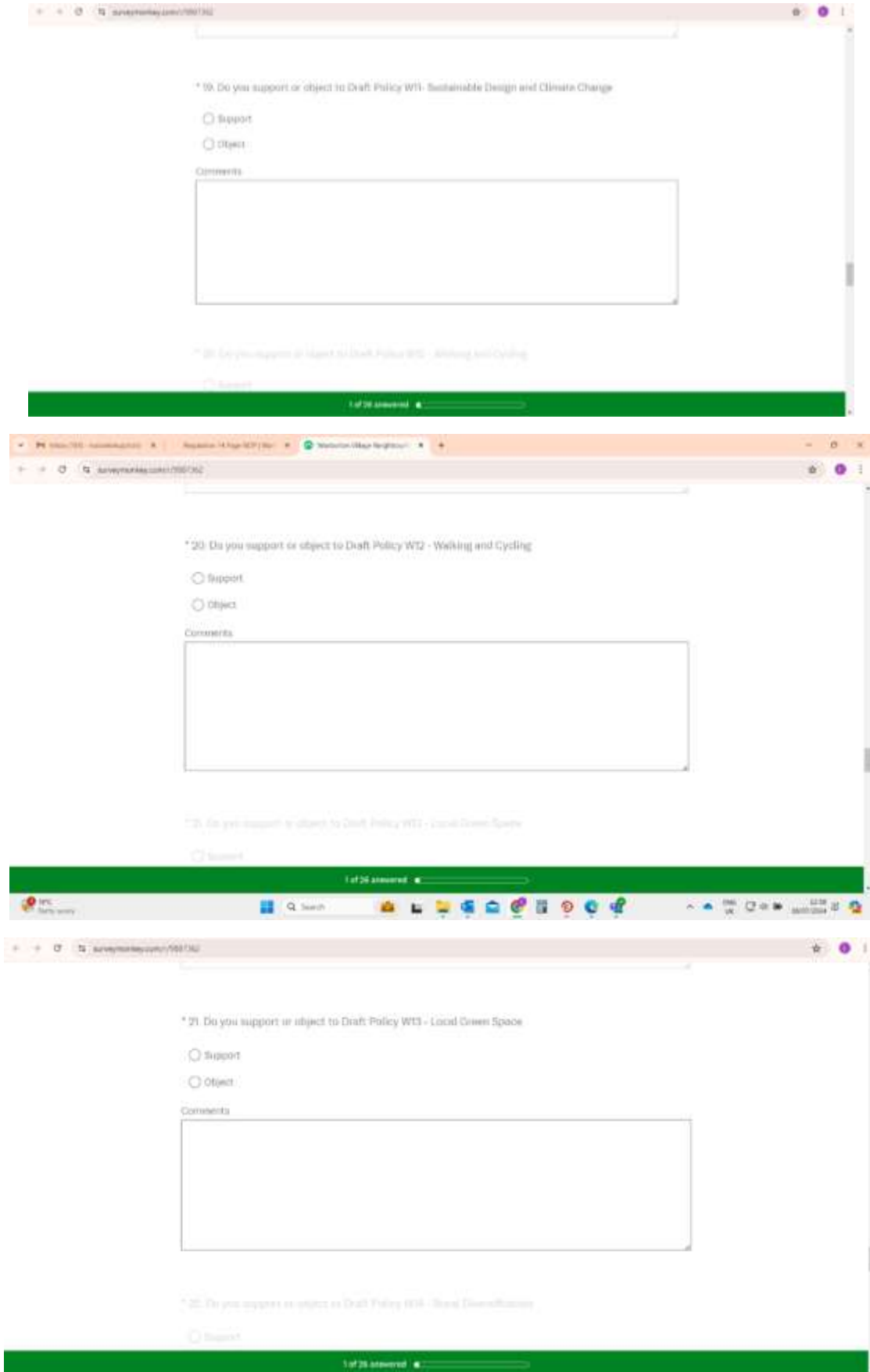
Comments

19. Do you support or object to Draft Policy W19 - Town Centre Design and Climate Change

Support

Object

1 of 20 answered



22. Do you support or object to Draft Policy W5 - Rural Diversification

Support

Object

Comments

23. Do you support or object to Draft Policy W5 - Energy Proposals

Support

Object

1 of 26 answered

23. Do you support or object to Draft Policy W5 - Energy Proposals

Support

Object

Comments

24. Do you support or object to Draft Policy W5 - Community Facilities

Support

Object

1 of 26 answered

24. Do you support or object to Draft Policy W5 - Community Facilities

Support

Object

Comments

25. The Warburton Planning and Design Code (NDP Appendix E) is an important supporting document for the neighbourhood plan. Do you have any comments on this plan?

No

1 of 26 answered

\* 25. The Warburton Masterplan and Design Guide (NDP Appendix 4) is an important supporting document for the Neighbourhood plan. Do you have any comments on this guide?

Yes

No

Comments

\* 26. Do you have any other comments on the Neighbourhood plan?

Yes

No

1 of 25 answered

\* 26. Do you have any other comments on the Neighbourhood plan?

Yes

No

Comments

Comments

1 of 25 answered



### Copy of Letter / Email Notification

Dear Consultee

**Notification of Formal Public Consultation on the Warburton Draft Neighbourhood Development Plan (NDP) (Regulation 14 Town and Country Planning, England, Neighbourhood Planning (General) Regulations 2012 (as amended))**

I am writing to advise you that the Warburton Draft Neighbourhood Development Plan (NDP) has been published for formal consultation by Warburton Parish Council.

The Draft Neighbourhood Development Plan has been prepared by the Neighbourhood Plan Steering Group on behalf of Warburton Parish Council. The Draft Plan has been informed by the responses to the informal consultation on the emerging Draft Plan which was undertaken in Summer 2023 and is underpinned by a technical evidence base including a design guide and wildlife survey. The Draft Plan and all relevant supporting documents can be viewed and downloaded from the NDP pages of the Parish Council website site (<https://www.warburtonparishcouncil.org/neighbourhood-plan>) .

**The consultation period runs for nearly 8 weeks from Monday 8<sup>th</sup> July 2024 until 5pm Saturday 31<sup>st</sup> August 2024.**

Hard copies of all Neighbourhood Plan can be viewed in the Parish Rooms, The Saracens Head pub, the church porch and in the Egg Hut on Moss Lane or can be borrowed by arrangement from the Clerk to the Parish Council.

**A Public Drop In event will be held on Saturday 13<sup>th</sup> July from 12pm to 4pm in St Werburgh's New Church, Bent Lane** and all are welcome to attend.

A Response Form and online questionnaire are provided for comments, but the Parish Council also welcomes responses by email or in writing.

Please submit all comments in writing by:

- Email to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org) or
- Post to Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD or
- Bring handwritten completed response forms to the drop in event on Saturday 13<sup>th</sup> July or
- Return comments to the box in the church.

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Trafford Borough Council together with supporting documentation, including a Basic Conditions Statement demonstrating how the NDP meets the required Basic Conditions, and a Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the revised Plan.

Trafford Borough Council will then re-consult, before the Plan is subjected to an Examination by an independent Examiner. If the Examiner is satisfied that, subject to any recommended changes, the NDP meets the required Basic Conditions, then the amended Plan will be subjected to a local Referendum. If there is a Yes vote, then the NDP will be made (adopted) by Trafford Borough Council and used to help determine planning applications in the Parish.

## Warburton NDP Consultation Statement

When we submit the plan, personal information, including your name, address and email may be shared with Trafford Borough Council to enable them to discharge their legal duties in relation to publicising and consulting on the submission version of the plan and for organising the examination in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended). To comply with the requirements of the recent Data Protection legislation, please confirm you have read and understood this statement and give your consent for your details to be passed on to Trafford Borough Council.

If you respond using the Response Form there is a box to tick to indicate your consent. If you respond by email or letter, please indicate that you consent for your personal details being provided to Trafford Borough Council to enable them to perform their duties.

If you require any further information, please contact the Clerk to the Parish Council at the address provided above.

Yours Sincerely

### List of Consultees

- Lymm Neighbourhood Planning Group
- Ashley Parish Council
- National Grid
- Partington Parish Council
- Salford City Council
- Stockport MBC
- Network Rail Town Planning
- British Telecom
- Dunham Massey Parish Council
- GMCA Planning and Housing
- Manchester City Council
- Scottish Power (MANWEB)
- National Highways
- NHS England North
- Transport for Greater Manchester
- Woolston Parish Council Parish
- Historic England
- Vodafone and O2
- EE
- Three
- Ashley Parish Council
- Marine Management Organisation
- Electricity North West Ltd
- Trafford Council Public Health
- SP Energy Networks
- Cadent Gas (formerly National Grid Gas Distribution)
- HCA
- National Highways
- Electricity North West Ltd
- Carrington Parish Council Clerk
- Office of Rail and Road
- Rostherne Parish Council
- Agden Parish Meeting
- Little Bollington Parish Meeting
- Lymm Parish Council
- Rixton with Glazebrook Parish Council
- The Coal Authority
- Natural England
- Environment Agency
- Warrington BC
- Cheshire East Council
- National Grid
- United Utilities Water Ltd

- Trafford Clinical Commissioning Group
- Ringway Parish Council
- Historic England
- Homes and Communities Agency
- United Utilities Water Limited
- Secretary of State for Transport
- National Gas
- Positive Partington Partnership
- The Showmen's Guild of Great Britain
- Trafford Disability Advisory Group

### Copy of Leaflet delivered to households



## Warburton Draft Neighbourhood Development Plan 2024 – 2039

### Consultation Summary

Welcome to the summary of Draft Neighbourhood Development Plan (NDP) for Warburton. The Draft Plan is published for formal consultation (Regulation 14) for nearly 8 weeks from Monday 8<sup>th</sup> July until 5pm Saturday 31<sup>st</sup> August 2024. The complete version of the Draft Plan, Warburton Masterplan & Design Guide and all other supporting documents are available on the neighbourhood plan page of the Parish Council's website: <https://www.warburtonparishcouncil.org/neighbourhood-plan>. Hard copies of the Plan and Masterplan and Design Guide are provided in the Parish Rooms, The Saracens Head pub, the church porch and in the Egg Hut on Moss Lane or on request from the Parish Council Clerk. There will be a Drop In event in St Werburgh's new church, Bent Lane on Saturday 13<sup>th</sup> July from 12pm to 4pm and all are welcome.

We need to hear whether you support or object to any parts of the Draft Plan and also whether you have any comments about how it could be improved. Please respond to the consultation before 31<sup>st</sup> August 2024 by completing and returning the attached response form (see form for details) or by using the online version on the website, using the QR code above. Once completed the NDP will be subjected to a local referendum and if it is supported by local people, the policies in the NDP will be used to help determine planning applications in the Parish.

### Draft NDP Vision

By 2039 Warburton Village and Parish will:

- Be a desirable place where people would like to live, having a strong sense of identity, tradition and community where visitors are welcomed to enjoy the history and landscape.
- Be well known for celebrating the history and landscape as well as providing good residential infrastructure for the community.
- Become a sustainable community within the local landscape, actively contributing to the environmental wellbeing of the adjacent conurbations with a proactive approach to the Green Belt.
- Provide a network of safe footpaths and cycle routes to encourage recreational activity and promote wellbeing.
- Maintain good communications with the community to ensure needs are met.
- Have well maintained infrastructure including village amenities, roads, footpaths, utilities, digital connectivity and transport links.
- Have a thriving farming community that is integral to the village community and actively contributes to sustainability and wellbeing.

- Support local business to provide employment and facilities such as farm shops, recreation and services.

### Draft NDP Objectives

Objective 1: To conserve and enhance the distinctive landscape, buildings and heritage assets of the Parish, ensuring that any development is sympathetic, sensitively designed and high quality which is keeping with local character and respects the Village Design Statement.

Objective 2: To develop green credentials and promote conservation, allowing wildlife to flourish in woods, hedgerows, fields and watercourses.

Objective 3: To encourage the further development of Green Infrastructure throughout the Parish, linking up to neighbouring Parishes where possible and further developing the informal recreational facilities of the Parish.

Objective 4: To promote the legacy/history of the village and its setting as social capital, publicising its importance so that it becomes more widely known.

Objective 5: To encourage safe and sustainable transport and improve opportunities for walking and cycling.

Objective 6: To maintain a diverse, cohesive, safe and healthy local community, maintaining the character and vitality of the Parish.

Objective 7: To plan for local infrastructure and digital connectivity improvements and their enhanced resilience which meet the existing and future requirements of residents and respects the local landscape.

Objective 8: To integrate farmers and agriculture in the broader community through supporting diversification / more sustainable land use and encouraging local production and consumption.

Objective 9: To ensure a greener future by maximising energy and resource efficiency, creating a low-carbon neighbourhood.

### Draft NDP Policies

Please note that since the previous consultation in summer 2023, the Warburton Masterplan (Policy W10) has been revised and finalised to be in general conformity with the adopted strategic plan Places for Everyone. Some other policies have been slightly updated or amended but they largely remain broadly similar to those in the previous Draft Plan.

- Policy W1 Conserving and Enhancing Local Landscape Character
- Policy W2 Warburton Deer Park
- Policy W3 Protecting and Enhancing Wildlife
- Policy W4 Warburton Moss
- Policy W5 Responding to Local Character
- Policy W6 Protecting Heritage Assets
- Policy W7 Non designated Heritage Assets
- Policy W8 Warburton Conservation Area
- Policy W9 Archaeology
- Policy W10 Warburton Masterplan
- Policy W11 Sustainable Design and Climate Change
- Policy W12 Walking and Cycling
- Policy W13 Local Green Space
- Policy W14 Rural Diversification
- Policy W15 Energy Proposals
- Policy W16 Community Facilities.

Response Form

<b>Name</b>	
<b>Organisation</b>	
<b>Address</b>	
<b>Email</b>	
<b>Tel. No.</b>	

**Data Protection - please indicate your choice with a tick v .**

I do consent to my contact details being provided to Trafford Borough Council so that they can keep me informed about the next stages in the NDP process.	
I do not consent to my contact details being provided to Trafford Borough Council	

**Please indicate whether you support or object each of the following and provide any comments or suggestions to explain how you think the NDP Review may be improved.**

<b>Q</b>	<b>Part of the Draft Plan</b>	<b>Support (Please Tick v)</b>	<b>Object (Please Tick v)</b>	<b>Comments</b>
Q1	Draft Vision			
Q2	Draft Objectives			
Q3	Policy W1 Conserving and Enhancing Local Landscape Character			
Q4	Policy W2 Warburton Deer Park			
Q5	Policy W3 Protecting and Enhancing Wildlife			
Q6	Policy W4 Warburton Moss			
Q7	Policy W5 Responding to Local Character			
Q8	Policy W6 Protecting Heritage Assets			
Q9	Policy W7 Non designated Heritage Assets			
Q10	Policy W8 Warburton Conservation Area			
Q11	Policy W9 Archaeology			
Q12	Policy W10 Warburton Masterplan			

## Warburton NDP Consultation Statement

Q13	Policy W11 Sustainable Design and Climate Change			
Q14	Policy W12 Walking and Cycling			
Q15	Policy W13 Local Green Space			
Q16	Policy W14 Rural Diversification			
Q17	Policy W15 Energy Proposals			
Q18	Policy W16 Community Facilities			

Q19. Please provide any comments on the Warburton Masterplan & Design Guide (NDP Appendix 4)

Q20. Please use the box below for any other comments.

If possible, please complete the online version of this response form.

Handwritten completed response forms can be brought to the drop in event on Saturday 29<sup>th</sup> June or returned to the box in the church.

They can also be posted to: Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD.

Responses by email are also welcome to: [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org)

Please return all responses by 31<sup>st</sup> August 2024.

Thank you for your time and interest.



Copy of Poster



### Notice of Public Consultation



Warburton Draft Neighbourhood Development Plan 2024 - 2039 is published for formal (Regulation 14) consultation from Monday 8<sup>th</sup> July 2024 until Saturday 31<sup>st</sup> August 2024.

- All documents and information are on the NDP page of the Parish Council website - see <https://www.warburtonparishcouncil.org/neighbourhood-plan> or via the QR code above.
- Hard copies of the Draft Plan, Warburton Masterplan & Design Guide and response forms are available in the Parish Rooms, church porch, Saracens Head and in the Egg Hut on Moss Lane or on request from the Parish Clerk.
- There will be a **Drop In Event in St Werburgh's new church, Bent Lane on Saturday 13<sup>th</sup> July from 12pm to 4pm** - all are welcome.
- Please respond with all comments by **5pm Saturday 31<sup>st</sup> August 2024.**



## Appendix 6 – Regulation 14 Consultation Responses

**Warburton Neighbourhood Development Plan**

**Regulation 14 Consultation**

**Consultation Responses**

**Covering Letter**



**Trafford Council Response to the Warburton Draft Neighbourhood Development Plan 2024 – 2039 – Regulation 14 Consultation July 2024**

Thank you for the opportunity to comment on the Regulation 14 Consultation version of the Warburton Neighbourhood Development Plan (W NDP). The Council has reviewed the consultation documents and provides detailed comments to assist the Parish Council in the preparation of any future iteration of the Plan.

Whilst Trafford Council is supportive of the preparation of the W NDP and broadly welcomes its vision and objectives, unfortunately the policy approach taken towards the Warburton Lane Masterplan Area is in direct conflict with the strategic policies of the Places for Everyone joint Development Plan 2022 – 2039, adopted 21 March 2024.

Therefore, regrettably, and reluctantly, Trafford Council is not able to support the W NDP in its current form and would be required to object to the plan, were it submitted for examination/ referendum.

The Council's concerns, informed by legal advice, are set out in greater detail in the remainder of this response.

Notwithstanding the above, Trafford Council wishes to continue to work with the Parish Council on the W NDP to ensure it meets the basic conditions for Neighbourhood Plans and delivers the desires of the community wherever possible.

I do appreciate that you may wish to discuss this matter in more detail, and as such, please do not hesitate to contact me at the address at the top of this letter, should you wish to arrange a phone call or a meeting.

Yours sincerely

*Adrian Fisher*

**Adrian Fisher**

Director of Growth & Regulatory Services

Trafford Council

**Table 1: Trafford Borough Council**

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.	All	Comment	<p><b>Trafford Council Comments on the Warburton Draft Neighbourhood Development Plan Regulation 14 Public Consultation Documents – July 2024</b></p> <p><b>Overview</b></p> <p>The following comments comprise the formal response of Trafford Council to the Regulation 14 public consultation on the Warburton Draft Neighbourhood Development Plan, consisting of the following documents:</p> <ul style="list-style-type: none"> <li>• Warburton Draft Neighbourhood Development Plan 2024 - 2039; and</li> <li>• Warburton Masterplan &amp; Design Guide (Appendix 4 of the Draft plan)</li> </ul> <p>It is considered that such comments are appropriate at this stage in the plan making process and will assist the Parish Council in producing of any future iteration of the Warburton Neighbourhood Development Plan (WNDP) which meets the basic conditions for Neighbourhood Plans.</p> <p>Where the response raises an issue with a specific policy, the Council has (where necessary) provided 'suggested changes' to the policy. These are intended to assist the Parish Council in preparing any subsequent iterations of the Plan.</p>	Noted.	No change
2.	Warburton Masterplan  Policy W10	Comment / Objection	<p><b>Lack of General Conformity with the Strategic Policies Contained in the Development Plan</b></p> <p>National guidance states that only a draft Neighbourhood Plan that meets each of the specified basic conditions can be put to a referendum and be made. The basic conditions are set out in <a href="#">paragraph 8(2) of Schedule 4B to the Town and Country Planning</a></p>	<p>Accepted.</p> <p>The Parish Council has been and will continue to be, engaged in the Masterplan work led by TBC for JPA-30 New Carrington.</p>	<p>See detailed changes below.</p> <p><b>Delete Policy W10 and refer to the Warburton Masterplan and how it will be used as a background document and part of the evidence base for</b></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p><a href="#">Act 1990</a>, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.</p> <p>Basic condition e) requires neighbourhood plans to be in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</p> <p>The adopted development plan for Trafford now includes Places for Everyone (PfE) (adopted March 2024). PfE sets out strategic policies covering both the area of Warburton Parish and Trafford as a whole. The key strategic policy of PfE covering part of the WNDP area is Policy JPA 30: New Carrington, which released land from the Green Belt for development purposes. The area covered by the draft WNDP, was released (principally) for residential development.</p> <p>Due to strategic scale and nature of the New Carrington allocation, a total of 38 criteria governing its development are set out in Policy JPA 30.</p> <p>The opening and overarching criterion of the policy requires development of the site to:</p> <ol style="list-style-type: none"> <li>1) <i>“Be in accordance with a masterplan that has been developed in consultation with the local community and approved by the local planning authority. The masterplan must include a phasing and delivery strategy, as required by policy JP-D1. Central to the masterplan shall be the consideration of opportunities to restore habitats, strengthen ecological networks, and manage the carbon and hydrological implications of development, having regard to the presence of peat on parts of the site It</i></li> </ol>	<p>The preference would be for the work on the Warburton Masterplan to be used to inform work on the emerging New Carrington Masterplan, where it is relevant to Warburton.</p> <p>Therefore, a compromise is acceptable to the PC whereby the Warburton Masterplan &amp; Design Guide is split into 2 separate documents.</p> <p>The Warburton Masterplan (as amended) will be retained as a background document, forming part of the evidence base for the NDP. The Design Guide part (as amended) will be retained as an Appendix of the NDP and policies will be amended to refer to this where relevant.</p>	<p><b>the NDP in the supporting text.</b></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p><i>should also have regard to the anticipated Hynet North West Hydrogen pipeline (as relevant). <u>The masterplan will be prepared in partnership with key stakeholders to ensure the whole allocation is planned and delivered in a coordinated and comprehensive manner with proportionate contributions to fund necessary infrastructure</u>". (Our emphasis)</i></p> <p>The WNDP looks to masterplan a standalone portion of the New Carrington allocation that is located within Warburton Parish only. This is set out in Draft Policy W10: Warburton Lane and the supporting Warburton Masterplan and Design Guide (WM&amp;DG). This approach is not in general conformity with PfE Policy JPA 30 as:</p> <ul style="list-style-type: none"> <li>a) It is not the role of the Warburton Parish Council to prepare the New Carrington Masterplan, this is for the relevant key stakeholders and Trafford Council;</li> <li>b) It does not consider the whole of the New Carrington allocation, a key requirement of Policy JPA 30, criterion 1; and</li> <li>c) It does not appropriately consider the full range of infrastructure and development requirements necessary to be delivered within the Warburton Lane character area, to ensure the whole allocation is planned and delivered in a coordinated and comprehensive manner.</li> </ul>		
3.	Warburton Masterplan Policy W10	Object	In addition, the requirements of Draft Policy W10 (including the referenced elements of the WM&DG) set out several elements which are inconsistent with PfE Policy JPA 30. The range and extent of these issues ultimately mean that both policies cannot be applied jointly in the determination of planning applications.	Refer to 2. above.	Refer to 2. Above.

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>Details on specific issues are set out in more detail in the following plan specific section of this response under Draft Policy W10 Warburton Masterplan; however, the Council's concerns and objections include the following:</p> <ul style="list-style-type: none"> <li>• The Warburton Masterplan, as proposed, significantly reduces the spatial area of the Warburton Lane development parcels, and as such it is very likely to undermine the comprehensive sustainable delivery of the whole of the New Carrington allocation.</li> <li>• The development numbers set out for each identified parcel are not deliverable as no regard has been given to the land take of required infrastructure or mitigation for the Warburton Lane development parcel or the wider allocation (for example access roads or active travel routes).</li> <li>• It does not appropriately consider the Southern Link Road requirements and how this links to the proposed development and wider allocation.</li> <li>• The proposed strategic green space (particularly to the east and west) seeks to change the adopted land uses set out in Policy JPA 30.</li> <li>• The Warburton Masterplan also does not consider appropriate integration with Partington to the north (particularly with regard to active travel routes).</li> </ul> <p>General conformity with the strategic policies of PfE was previously raised in the Council's comments on the Draft WNDP provided in June 2023. These comments recommended (among other things) that the</p>		



Warburton NDP Consultation Statement

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>W NDP 'take into account and build on the strategic policy requirements [contained with P fE] for the Warburton Lane Character Area'.</p>		
4.	Warburton Masterplan	Comment / Object	<p>Please note that the June 2023 version of the W NDP did not include an insert map of the Warburton NDP Masterplan within (then) Draft Policy W9 Warburton Masterplan.</p> <p>Page 58 of the document stated that this would be included 'once finalised'. This map was not made available to the Council until the commencement of this Regulation 14 Consultation, in July 2024 (through the inclusion of Map 8 within the Reg.14 Draft W NDP).</p> <p>For the reasons forementioned, Trafford Council is of the firm view that the W NDP, as currently drafted, is not in general conformity with the strategic policies of Places for Everyone, and therefore does not meet the basic conditions tests for neighbourhood plans.</p> <p>It is therefore recommended that Draft Policy W10 Warburton Masterplan is either fundamentally rewritten, building on the requirements of P fE Policy JPA30 New Carrington, or removed from the W NDP in its entirety.</p> <p>The WM&amp;DG should also be amended accordingly to remove those elements seeking to overwrite adopted development plan policy.</p> <p>The remainder of the WM&amp;DG as an appendix to the W NDP could thereafter be used to provide guidance to shape the development which the whole site New Carrington Masterplan and future planning applications could have regard to.</p>	Refer to 2. above.	Refer to 2. Above.

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
5.	All	Comment	<p><b>Plan Specific Comments</b></p> <p>Notwithstanding matters of general conformity, the Council remains committed to supporting the Parish Council in producing a version of the WNDP which reflects the ambitions of the community and meets the basic conditions test.</p> <p>To help aid this process the following plan specific comments include, where appropriate, recommended amendments to individual draft policy wording.</p>	Noted.	No change.
6.	Policy W1	Comment	<p><b><u>Draft Policy W1 Conserving and Enhancing Local Landscape Character</u></b></p> <p><b>Comment 1: Landscape Views</b></p> <p>Draft Policy W1 requires all proposals to have regard to the design principles for Landscape and Views set out in Part 3 of the Warburton Masterplan &amp; Design Guide (WM&amp;DG) (and included as Appendix 4 of the WNDP).</p> <p>WM&amp;DG Figure 11: Landscape views within Warburton Parish, identifies 6 viewpoints across the Parish. Crucially however, Figure 11 does not clarify the direction / orientation of each view. (This point was also previously raised in the Council's comments on the Draft WNDP provided in June 2023).</p> <p>The policy therefore cannot be applied as currently drafted, as no clarification is provided as to which direction(s) the viewpoints cover.</p> <p>A series of accompanying photographs in the WM&amp;DG do include a direction in their titles. It is not clear however, if these are for illustration purposes only.</p>	<p>Accepted.</p> <p>PC to refer comments to AECOM and request amendments to Fig 11.</p>	<p><b>Include amended WDG document as an Appendix to the NDP.</b></p> <p><b>Update all references to WM&amp;DG.</b></p> <p><b>Include amended Fig 11 from DG into NDP.</b></p> <p><b>Amend Policy W1 to refer to Fig 11 – see Ref 8 below for detailed changes.</b></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p><b>Recommendation 1</b></p> <p>Figure 11 of the WM&amp;DG is updated to include directional arrows to each view point identified. Ideally the updated figure should be incorporated within the WNDP, and reference to it included within Policy W1.</p>		
7.	Landscape Character	Comment	<p><b>Comment 2: Warburton Landscape Character Types and Areas</b></p> <p>PfE Policy JP-G1: Landscape Character includes a series of Landscape Character Types across the plan area. Map 2 of the WNDP sets out additional Warburton Landscape Character Types and Areas .</p> <p><b>Recommendation 2</b></p> <p>Whilst not objected to in principle, it should be ensured that the inclusion of the Warburton Landscape Character Types and Areas contained within the WNDP are in general conformity with the requirements of PfE Policy JP-G1: Landscape Character.</p>	<p>Noted.</p> <p>The PC considers that the landscape character descriptions are in general conformity and provide more local detail to strategic policies. Local landscape assessments are designed to fit like 'Russian dolls' into higher level and strategic landscape character assessments.</p>	No change.
8.	Policy W1	Comment	<p><b>Comment 3: Policy W1 and Conflict with PfE Policy JPA 30: New Carrington</b></p> <p>Draft Policy W1, as currently drafted, applies to all proposals. As detailed later in this response, Trafford Council is in the process of developing a masterplan for the whole of the New Carrington allocation, as required by PfE Policy JPA 30. Draft WNDP policies which conflict with strategic policies of PfE (through reducing the amount of development which could be delivered) would not meet the basic conditions for Neighbourhood Plans.</p> <p><b>Recommendation 3</b></p>	<p>Partially accepted.</p> <p>The Policy (where relevant) should apply to the part of the New Carrington Allocation within Warburton as this is where most of the new development in the NDP area is likely to take place and the landscaping principles will help to protect water features, hedgerows, woodland and</p>	<p><b>Amend Policy W1:</b></p> <p>Amend the first paragraph to:</p> <p><del>All Development</del> proposals should have regard to the design principles for Landscape and Views set out in Part 3 of the Warburton <del>Masterplan &amp; Design Guide</del> (Appendix 4 of Warburton Neighbourhood Development Plan). <u>These are:</u></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>Draft Policy W1 should exclude development within the PfE Policy JPA 30 New Carrington allocation (as this will be dealt with primarily by Trafford Council's New Carrington Masterplan, with local detail provided by Draft Policy W10 Warburton Lane Masterplan).</p> <p><b>Example of an updated extract of Draft Policy W1 Conserving and Enhancing Local Landscape Character</b>  <u>All Development proposals (outside of the PfE Policy JPA 30 New Carrington allocation)</u> should have regard to the design principles for Landscape and Views set out in Part 3 of the Warburton Masterplan &amp; Design Guide (Appendix 4 of Warburton Neighbourhood Development Plan).  <u>Development proposals (outside of the PfE Policy JPA 30 New Carrington allocation)</u> should recognise and respond positively to the intrinsic local landscape character of the Warburton neighbourhood plan area.                      ...</p>	<p>trees in line with higher level landscape policies. The Warburton Design Guide and Fig 11 will be amended to address comments related to the need for greater certainty around identified key views (see Ref 6 above).</p> <p>The proposed amendment was discussed at a meeting with TBC in October 2024. The revised policy wording does not exclude the strategic site and includes additional wording from the Warburton Design Guide (p20) as recommended by TBC at the meeting.</p>	<p>- <u>Future development should aim to protect and enhance the key characteristics of the Landscape character areas that it falls within; and</u>                      - <u>Key view corridors (as identified on Figure 11 in the Warburton Design Guide and reproduced as Figure 2 in the NDP) should be preserved. Where proposals could impact on views, design responses such as lower building heights or screening using vegetation can be used to reduce the visual impact of development on the landscape.</u></p>
9.	NDP 5.1.21	Comment	<p><b><u>Draft Policy W2 Warburton Deer Park</u></b></p> <p><b>Comment 4: Policy W2 and Conflict with National Policy</b></p> <p>Section 16 - Conserving and enhancing the historic environment of the NPPF (December 2023) outlines how a balanced judgement should be made for development proposals, having regard to the scale of any harm and the significance of the heritage asset.</p> <p>Paragraph 5.1.21 of the WNDP states that 'the assets associated with Warburton Deer Park have the potential to be of national significance'. This statement lacks evidence and is at odds with the Planning</p>	<p>Accepted.</p> <p>PC to refer Map 3 (boundary and range of assets) to GMAAS for review.</p> <p>PC to ask MN to review heritage report and align assets with Map 3.</p>	<p><b>Amend Para 5.1.21 second sentence:</b></p> <p><del>'The assets associated with Warburton Deer Park have the potential to be of national significance.</del>  <u>Warburton Deer Park forms the setting to several designated heritage assets and contains numerous non-designated heritage assets within the identified boundary and on the edge or just outside.'</u></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>Inspector's assessment of the deer park within the Appeal Decision for the Land at Warburton Lane Inquiry (Appeal Ref: APP/Q4245/W/19/3243720). Within their report the Inspector concluded that in their opinion:</p> <p><i>'the landscape has substantially evolved over the last 300 years and there are relatively few visual clues that link it to its earlier history. As recorded in both the 2004 and 2018 landscape documents, it is largely the product of post medieval changes that occurred during the time of the enclosures. That is not to say that there are not some vestiges of the past that can still be seen. These include the mound that is now believed to have been constructed as a rabbit warren; the scattered woodland copses and small ponds; and the curved hedgelines indicating the possible line of the former deer park boundary. However, these features would not indicate to the observer without local knowledge that what is being seen or experienced is a medieval parkland landscape'.</i></p> <p>Notwithstanding the above, the Deer Park does form the setting to several designated heritage assets, therefore great weight should be given to the asset's conservation. Paragraphs 205 – 208 of the NPPF (December 2023) will therefore also apply.</p> <p><b>Recommendation 4</b></p> <p>The views of GMAAS should be sought on the boundary and range of assets identified within Map 3: Heritage and Landscape Assets Related to Warburton Medieval Deer Park.</p>		<p><b>Amend Map 3 if required following review by GMAAS.</b></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
10.	Policy W2		<p>It is also recommended that the first sentence of the policy replaces Development proposals 'will be required to reflect and respond to...' with 'should recognise and respond positively to...' to ensure consistency with the wording used in Draft Policy W1</p> <p><b>Example of an updated extract of Draft Policy W2 Warburton Deer Park</b>            Development proposals <del>will be required to reflect and respond to</del> <u>should recognise and respond positively</u> [sic] to the historic landscape assets within and on the park boundary identified on Map 3 Heritage and Landscape Assets related to Warburton Medieval Deer Park. These include (but may not be limited to):            ...</p>	Accepted.	<p><b>Amend Policy W2 as recommended.</b></p> <p>(Note typo – should be 'positively')</p> <p>Development proposals <del>will be required to reflect and respond to</del> <u>should recognise and respond positively to</u> the historic landscape assets within and on the park boundary identified on Map 3 Heritage and Landscape Assets related to Warburton Medieval Deer Park. These include (but may not be limited to):</p>
10.	Policy W3  Maps 4 and 5	Comment	<p><b><u>Draft Policy W3 Protecting and Enhancing Wildlife</u></b></p> <p><b>Comment 5: Maps 4 and 5</b>            The size of Maps 4 and 5, referenced in the policy, are difficult to read / locate the boundaries of individual areas. This will make the policy more difficult to apply when assessing individual planning proposals.</p> <p><b>Recommendation 5</b>            To improve the usability of the policy it is recommended that larger versions of maps 4 and 5 are contained within the Plan. Alternatively, if possible, a digital format of the information illustrated in the maps is provided to the Council (to enable them to be added to Council's composite policies map).</p>	Accepted.  PC to request digital versions of Maps 4 and 5 from CWT for the website and A4 Jpegs to replace those in the NDP.	<p><b>Replace Maps 4 and 5 with larger scale A4 Jpegs.</b></p> <p><b>Add digital versions to the website (under Wildlife report folder).</b></p>
11.	Policy W3	Comment	<b>Comment 6: Core Wildlife Areas</b>	Accepted.	<b>Amend Policy W3 as recommended.</b>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>The first sentence of Draft Policy W3 requires development proposals to avoid areas of high distinctiveness habitats, or core areas for wildlife (as illustrated in Maps 4 and 5). Core areas for wildlife are not identified on Maps 4 or 5.</p> <p>The high distinctiveness habitats appear to be existing SBIs, ancient woodland or wildlife corridors. It is, however, not clear what status habitats of medium distinctiveness have, as they do not have a statutory designation (such as SSSI or SBI). Absolute protection for habitats of medium distinctiveness and the wildlife corridor areas would be harder to justify in planning terms.</p> <p><b>Recommendation 6</b> Reference to 'core areas for wildlife' is deleted from the policy wording.</p>	Amend Policy as recommended.	
12.	Policy W3	Comment	<p><b>Comment 7: Wildlife Areas Beyond the WNDP Boundary</b></p> <p>Maps 4 and 5 include several areas outside of the WNDP boundary.</p> <p>The second paragraph of Draft Policy W3 requires appropriate mitigation for development adjacent to identified wildlife areas. This requirement can only apply to wildlife sites that are located within the designated Neighbourhood Plan Area (which in this case is the Warburton Parish boundary).</p> <p><b>Recommendation 7</b></p>	Accepted.	<b>Amend Policy W3 as recommended.</b>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			The second paragraph of Draft Policy W3 makes clear that the requirement for mitigation for any development adjacent to identified wildlife areas applies only to those sites that are located within the boundary of the WNDP area.		
13.	Policy W3	Comment	<p><b>Example of an updated extract of Draft Policy W3 Protecting and Enhancing Wildlife</b></p> <p>Development proposals should avoid areas of high distinctiveness habitats, <del>or core areas for wildlife</del> (see Warburton NDP Maps 4 and 5).</p> <p>Any development adjacent to the identified wildlife areas <u>located with the Warburton Neighbourhood Plan Area</u>, which may have a detrimental impact on them should incorporate an appropriate level of mitigation to lessen impacts on wildlife while seeking to enhance their overall condition to achieve a net-gain for biodiversity, for example by:</p> <p>...</p>	Accepted.	<p><b>Amend Policy W3 (first 2 paragraphs) to:</b></p> <p>Development proposals should avoid areas of high distinctiveness habitats, <del>or core areas for wildlife</del> (see Warburton NDP Maps 4 and 5).</p> <p>Any development adjacent to the identified wildlife areas <u>located with the Warburton Neighbourhood Plan Area</u>, which may have a detrimental impact on them should incorporate an appropriate level of mitigation to lessen impacts on wildlife while seeking to enhance their overall condition to achieve a net-gain for biodiversity, for example by: ...'</p>
14.	Policy W4	Comment	<p><b><u>Draft Policy W4 Warburton Moss</u></b></p> <p><b>Comment 8: Map 6 Evidence Base</b> The Council does not object to Draft Policy W4, however, it should be noted that the peatland boundary</p>	Accepted.	<b>Insert footnote to say boundary is indicative.</b>



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			<p>shown on Map 6 is based on limited and dated evidence.</p> <p><b>Recommendation 8</b> The plan should make clear that the Map 6 boundary is indicative.</p>		
15.	Policy W4	Comment	<p><b>Comment 9: Natural England</b></p> <p>The views of Natural England should be sought on this policy.</p> <p><b>Recommendation 9</b> The policy should be updated, as appropriate, following advice sought from Natural England.</p>	<p>Accepted.</p> <p>Refer to Table 2. NR strongly support the policy and suggest including additional wording related to deep peat.</p>	No further change.
16.	NDP 5.2.7	Comment	<p><b>Comment 10: Para.5.2.7 and Trafford Design Code</b></p> <p>Additional wording to WNDP paragraph 5.2.7 should be included to provide more detail on the status of the Trafford Design Code.</p> <p><b>Recommendation 10</b> The wording to paragraph 5.2.7 is revised as recommended below:</p> <p>Trafford Council is in the process of preparing Trafford Design Code, which will set out design guidance for development across the Borough. <u>It has been written as a Supplementary Planning Document to sit alongside the National Design Guide and National Model Design Code as a key material consideration in planning decision making.</u> The design guidelines codes for the Rural Trafford will apply to the Parish of Warburton-Warburton Neighbourhood Plan Area.</p>	Accepted.	<p><b>Amend wording pf para 5.2.7 as recommended to:</b></p> <p>Trafford Council is in the process of preparing Trafford Design Code, which will set out design guidance for development across the Borough. <u>It has been written as a Supplementary Planning Document to sit alongside the National Design Guide and National Model Design Code as a key material consideration in planning decision making.</u> The design guidelines codes for the Rural Trafford will apply to the Parish of Warburton</p>

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					<u>Warburton Neighbourhood Plan Area.</u>
17.	Policy W5	Comment	<p><b><u>Draft Policy W5 Responding to Local Character</u></b></p> <p><b>Comment 11: Policy W5 and Conflict with PfE Policy JPA 30: New Carrington</b></p> <p>Draft Policy W5, as currently drafted, applies to all proposals. Trafford Council are in the process of developing a masterplan for the whole of the New Carrington allocation, as required by PfE Policy JPA 30. This includes land located within the Warburton Lane character area.</p> <p>Draft Policy W5 requires development proposals to respond to local character, particularly the overarching agricultural and rural character of Warburton Parish, in accordance with Part 3 Design Guidance in the WM&amp;DG. This wording does not reflect the fact that Warburton Lane forms part of the PfE New Carrington allocation, which will fundamentally alter the agricultural and rural character of this area.</p> <p>The policy also requires schemes to have reference to various elements of the WM&amp;DG, including:</p> <ul style="list-style-type: none"> <li>• Part 5.3.1 Using Historic Farmstead Character to Guide Design;</li> <li>• Part 5.3.2 Building Heights and Roof Forms; and</li> <li>• Part 5.3.4 Materials and Detailing.</li> </ul> <p>The above aspects of the WM&amp;DG have been drafted in isolation from the PfE policy requirements for the New Carrington allocation. When applied to the Warburton Lane development area, the above</p>	<p>Not accepted.</p> <p>This was discussed at the meeting with TBC in October 2024.</p> <p>This policy is specifically for use within the part of Warburton within JPA-30 New Carrington.</p> <p>Refer to Redrow Comments in Table 3. Redrow agree that development proposals should be responsive to local character and is comfortable that this includes particular reference to <i>“the overarching agricultural and rural character of Warburton Parish”</i>.</p> <p>In addition, they consider that it is vital to respond to both the rural character and the urban and urban-fringe areas which sit within the Parish and provide the context for development at Warburton Lane (including where development bounds</p>	Refer to 18 below.

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			<p>(particularly Part 5.3.1) may limit the amount of development which can be achieved within the Warburton Land Character Area and therefore conflict with requirements set out in the PfE New Carrington allocation policy.</p> <p>For the reasons set out above, the application of Draft Policy W5 to the Warburton Lane character area is incompatible with strategic policies of PfE.</p>	<p>existing areas of Partington and proposed new areas of New Carrington (at Partington East for example).</p> <p>Redrow suggest WMDG is altered to encourage such an approach at important locations on the rural/ urban fringe and in key locations of development.</p> <p>The PC would prefer to amend the Policy to reflect this approach.</p>	
18.	Policy W5	Comment	<p><b>Recommendation 11</b></p> <p>The policy wording needs to clarify that it only applies to development proposals outside of the PfE Policy JPA 30 New Carrington allocation.</p> <p><b>Example of an updated version of Draft Policy W5 Responding to Local Character</b></p> <p>Development proposals (outside of the PfE Policy JPA 30 New Carrington allocation) should respond to local character and in particular the overarching agricultural and rural character of Warburton Parish in accordance with Part 3 Design Guidance in the Warburton Masterplan &amp; Design Guide (Appendix 4 of Warburton Neighbourhood Development Plan). Schemes should have reference to the following design principles set out in the Warburton Masterplan &amp; Design Guide document:</p>	<p>Not accepted.</p> <p>Following further discussions with TBC and at the meeting in October 2024 the PC accepts some changes are necessary for the Policy to apply to the strategic site. These amendments should identify the areas where it is important to reflect the traditional rural character of Warburton and where the proposals should be informed by the local historic farmstead character and other areas where</p>	<p><b>Delete Policy W5 and replace with:</b></p> <p><u>'Development proposals outside of the PfE Policy JPA 30 New Carrington allocation and in close proximity to farming development as identified in Figure 5: Character Area Samples should respond to the overarching agricultural and rural character of Warburton Parish in accordance with Warburton Design Guide Part 5.3.1 Using Historic Farmstead Character to Guide Design (see Appendix 4 of</u></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>A. Using Historic Farmstead Character to Guide Design (Part 5.3.1);                      B. Building Heights and Roof Forms (Part 5.3.2); and                      C. Materials and Detailing (Part 5.3.4).</p> <p>High quality contemporary designs will be supported where they respect local context and character.</p>	<p>other design principles would also apply.</p>	<p><u>Warburton Neighbourhood Development Plan</u>).</p> <p><u>In addition, development in important locations on the rural / urban fringe within the PfE Policy JPA 30 New Carrington allocation will be expected to respond positively to Warburton Design Guide <b>Part 5.3.1</b> Using Historic Farmstead Character to Guide Design (see Appendix 4 of Warburton Neighbourhood Development Plan). The important locations within JPA 30 New Carrington are those areas on the edges of the development adjoining and overlooking the Warburton rural area to the south and east and key gateways into the development off Warburton Lane.</u></p> <p><u>In all parts of Warburton Neighbourhood Plan area schemes should respond to local character and have reference to the following design principles set out in the Warburton Design Guide:</u></p> <p style="padding-left: 40px;">A. <u>Building Heights and Roof Forms</u></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><b><u>(Part 5.3.2):</u></b>  <u>and</u>                      B. <u>Materials and Detailing</u>  <b><u>(Part 5.3.4).</u></b></p> <p><u>High quality contemporary designs will be supported where they respect local context and character.'</u></p> <p><b>Insert new Figure 5: Character Area Samples (Reproduced from Warburton Design Guide Figure 32: Character Study Samples)</b></p> <p><b>Delete para 5.2.8 and replace with amended supporting text:</b></p> <p><u>'5.2.8 Warburton Design Guide sets out local Design Guidance in Section 5.3 and Part 5.3.1 promotes using historic farmstead character to guide design. These principles should be applied to the following areas:</u></p> <p><u>1. Proposals outside the PfE Policy JPA 30 New Carrington and within the rural area of Warburton in locations close to farming development which</u></p>

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					<p><u>has a traditional form and layout. Examples of such farming development are identified in Figure 5: Character Area Samples which is reproduced from Figure 32: Character Study Samples in the Warburton Design Guide.</u></p> <p><u>2. Development in important locations within the Warburton part of the PfE Policy JPA 30 New Carrington in order to support a sensitive transition between Warburton's distinct rural character and built form, and the more urban/suburban character of Partington to the north. These important locations are considered to be prominent areas on the urban/rural fringe which will be clearly visible from the rural parts of the Warburton neighbourhood plan area to the south and east, and on key gateways into the development off Warburton Lane.</u></p> <p><u>5.2.9 Principles for building heights and roof forms (Warburton Design Guide Part 5.3.2) and materials and</u></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><u>detailing (Warburton Design Guide <b>Part 5.3.4</b>) should inform development proposals in all parts of Warburton neighbourhood plan area.</u></p> <p><u>5.2.10 Wherever possible development should incorporate these design principles for layout, scale, form and detailing in order to ensure changes are sympathetic to the existing character. Overall designs should take their cues from and be inspired by the extraordinary heritage of the neighbourhood plan area. Warburton NDP Policy W5 Responding to Local Character requires development proposals to ensure designs respond positively to the local context and character of a traditional farming parish.'</u></p>
19.	Policy W6	Comment / Object	<p><b>Draft Policy W6 Protecting Heritage Assets</b></p> <p><b>Comment 12: Policy W6 and Conflict with National Policy</b></p> <p>Draft Policy W6 requires proposals to be in accordance with the design principles for protecting designated</p>	<p>Not accepted.</p> <p>The Parish Council would like the principles in the Design Guide to apply to development affecting heritage assts in the Parish and would prefer to retain</p>	<p>Refer to changes in 20. Below.</p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>heritage assets, as set out in Part 3.2 Heritage Assets of the WM&amp;DG.</p> <p>The first design principle in this section states that development should avoid the loss of any heritage assets within the Neighbourhood Area. This is overly restrictive and inconsistent with Section 16 - Conserving and enhancing the historic environment of the NPPF (December 2023), which outlines how a balanced judgement should be made for development proposals, having regard to the scale of any harm and the significance of the heritage asset.</p> <p><b>Recommendation 12</b> The first paragraph of Draft Policy W6 (referencing being in accordance with the design principles of Part 3.2 of the WM&amp;DG) is deleted.</p>	<p>the first paragraph of the policy. There was an error in the drafting whereby the first part of the first sentence was omitted and this should be amended to make the Policy clearer and less ambiguous.</p> <p>The first bullet point of the Design Principles in the DG p17 is not in conformity with the NPPF.</p> <p>PC to ask AECOM to delete first bullet point on p17 of Design Principles in WDG as it is not in conformity with the NPPF (this was discussed at the meeting with TBC in October 2024). Delete: <del>Development should avoid the loss of heritage assets within the Neighbourhood Area.</del></p>	
20.	Policy W6	Comment	<p><b>Comment 13: Policy W6 Title</b> For the avoidance of doubt, both the title and wording of the policy should make clear that it relates to designated heritage assets.</p> <p><b>Recommendation 13</b> 'Designated' is added to both the title and wording of the policy.</p>	<p>Accepted.</p> <p>The PC accepts the need to add 'designated' to the policy wording.</p>	<p><b>Amend Policy W6 title and wording to refer to designated heritage assets and correct first sentence.</b></p> <p><b>Policy W6 Protecting Designated Heritage Assets</b></p>



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			<p><b>Example of an updated version of Draft Policy W6 Draft Policy W6 Protecting <u>Designated</u> Heritage Assets</b></p> <p><del>In accordance with the design principles for protecting designated heritage assets, as set out in the Warburton Masterplan &amp; Design Guide Part 3.2 Heritage Assets (Appendix 4 of Warburton Neighbourhood Development Plan).</del></p> <p>Designs for new development should respond sensitively to the significance and setting of any <u>designated</u> heritage assets affected by the proposal and use soft landscaping, vegetation screening, building orientations, heights, materials and colour to minimise any adverse visual impacts. Cumulative impacts which adversely affect several or many <u>designated</u> heritage assets should be avoided.</p>		<p><u>Proposals affecting designated heritage assets should be</u> in accordance with the design principles for protecting designated heritage assets, as set out in the Warburton Masterplan &amp; Design Guide Part 3.2 Heritage Assets (Appendix 4 of Warburton Neighbourhood Development Plan).</p> <p>Designs for new development should respond sensitively to the significance and setting of any <u>designated</u> heritage assets affected by the proposal and use soft landscaping, vegetation screening, building orientations, heights, materials and colour to minimise any adverse visual impacts. Cumulative impacts which adversely affect several or many <u>designated</u> heritage assets should be avoided.</p>
21.	NDP 5.2.14	Comment	<p><b>Comment 14: WNDP Paragraph 5.2.14</b></p> <p>It is not clear what 'appropriately identified' or 'more defensible' mean within the context of this paragraph. The approach towards decision making in relation to proposals impacting heritage assets is clearly set out in national policy.</p> <p><b>Recommendation 14</b></p>	Accepted.	Delete text of 5.2.14 as suggested.

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			<p>The second sentence of paragraph 5.2.14 is deleted.</p> <p>In accordance with NPPF paragraph 209 the effect of an application on the significance of the non-designated heritage asset should be taken into account when determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. <del>Consequently, appropriately identified non-designated heritage assets then become more defensible material considerations in decision-making, as well as helping to recognise and celebrate protect/preserve local heritage.</del></p>		
22.	NDP App 3	Comment	<p><b>Draft Policy W7 Non designated Heritage Assets</b></p> <p><b>Comment 15: List of Non-Designated Heritage Assets</b> Appendix 3 does not include all the non-designated heritage assets within the WNDP area.</p> <p><b>Recommendation 15</b> The list in Appendix 3 should be updated to include the following:</p> <ul style="list-style-type: none"> <li>• West Cottage</li> <li>• Warburton Nurseries, Dunham Road</li> <li>• Broad Oak Farm, Chapel Lane</li> <li>• Manchester Ship Canal</li> <li>• Historic Farmsteads mentioned in Design Guide</li> <li>• Heritage assets identified in Warburton Conservation Area.</li> </ul>	<p>Accepted.</p> <p>At the meeting in October 2024 it was also noted that the list has not yet been adopted and may change from time to time. Therefore Appendix 3 should include a link to the relevant TBC web page and the Policy should be amended to say 'as may be amended from time to time' or similar.</p> <p>PC to check and add updated 'Trafford Local Heritage List - Warburton' to NDP webpage.</p>	<p><b>Amend Appendix 3:</b></p> <p><b>Update List in App 3 as recommended and add link to relevant page of TBC website.</b></p> <p><b>Amend Policy W7:</b></p> <p><b>Policy W7 Non designated Heritage Assets</b></p> <p>A list of buildings and structures identified as non-designated heritage assets is set out in Appendix 3 of Warburton Neighbourhood Development Plan. <u>This list may be amended from time to time.</u></p>

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				TBC to provide full postal addresses with postcode so consistent with existing.  TBC to provide link to relevant page of TBC website.	Development proposals affecting non designated heritage assets and/or their settings will be considered against Places for Everyone Policy JP- P2: Heritage.
23.	Policy W8	Comment	<p><b>Draft Policy W8 Warburton Conservation Area</b></p> <p><b>Comment 16: Policy W8 and Conflict with National Policy</b></p> <p>The wording of draft Policy W8 is overly restrictive and inconsistent with national policy. The requirement that new development 'must conserve and enhance the Conversation Area's special historical and architectural character' does not accord with Section 16 - Conserving and enhancing the historic environment of the NPPF (December 2023), which outlines how a balanced judgement should be made for development proposals, having regard to the scale of any harm and the significance of the asset.</p> <p><b>Recommendation 16</b></p> <p>The first paragraph of Draft Policy W8 is deleted.</p>	<p>Accepted.</p> <p>Insert after 'All proposals': '<u>in Warburton Conservation Area</u>' so that the Policy still clearly refers to the CA.</p>	<p><b>Amend Policy W8.</b></p> <p>Delete first paragraph as recommended.</p> <p>Insert after 'All proposals': '<u>in Warburton Conservation Area</u>'</p>
24.	Policy W8	Comment	<p><b>Comment 17: Policy W8 and Consistency with Policy W6</b></p> <p>Warburton Conservation Area is a designated heritage asset. As such Draft Policy W8 should also have a consistent approach to that set out within Draft Policy W6: Protecting <u>Designated Heritage Assets</u>.</p>	<p>Accepted.</p> <p>This was further discussed including at the meeting with TBC in Oct 2024 and it was agreed that no further changes are required.</p>	No further change.

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			<p><b>Recommendation 17</b> The wording of Policy W8 is checked to ensure that it is consistent to that of Policy W6.</p>		
			<p><b>Example of an updated extract of Draft Policy W8 Warburton Conservation Area</b> New development, conversions, extensions and alterations in the Warburton Conservation Area must conserve and enhance the Conservation Area's special historical and architectural character. ...</p>	<p>Accepted.  Refer to 23 above.</p>	<p>No further change.</p>
25.	Policy W9	Comment	<p><b>Draft Policy W9 Archaeology</b></p> <p><b>Comment 18: Consult GMAAS</b> The views of GMAAS must be sought on this policy.</p> <p><b>Recommendation 18</b> The policy should be updated, as appropriate, following opinions sought from GMAAS.</p>	<p>Accepted.  PC to check wording with GMAAS.</p>	<p>GMAAS supported the Policy so no change.</p>
26.	Policy W10	Object	<p><b>Draft Policy W10 Warburton Masterplan</b></p> <p><b>Comment 19: Policy W10 and Conflict with PfE Policy</b></p> <p>As outlined earlier in this response, national guidance states that only a draft neighbourhood Plan that meets each of the basic conditions can be put to a referendum and be made. The basic conditions are set out in <a href="#">paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990</a> as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.</p>	<p>Accepted.  This was discussed further with TBC including at the meeting in October 2024. It was agreed by the PC that the Warburton Masterplan and Design Code (as amended) should be split into 2 separate documents. These would then comprise the Warburton Masterplan (Part 4 of the existing document) which would be</p>	<p><b>Delete Policy W10 and supporting text – all of Part 5.4 in its entirety.</b></p> <p><b>Update supporting text to explain that the Warburton Masterplan no longer forms part of the WNDP but is a background / evidence base document (see Section 2 Regulation 14 consultation)</b></p> <p><b>Check all other references to Warburton Masterplan in</b></p>

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			<p>Basic condition e) requires neighbourhood plans to be in general conformity with the strategic policies contained in the development plan for the area of the authority.</p> <p>Criterion 1 of PfE Policy JPA 30 includes a requirement for development of the New Carrington allocation to be in accordance with a site-wide masterplan that has been developed in consultation with the local community and approved by the local planning authority.</p> <p>Draft Policy W10 looks to masterplan the portion of the New Carrington allocation that is located within the Warburton Parish and Neighbourhood Plan boundaries. This represents only a small part of the much wider New Carrington allocation. Separating out parts and planning for just them, in isolation, is only possible if it is known how these parts will fit in with the wider allocation and its strategic requirements.</p> <p>The masterplanning required by criterion 1 of JPA 30 has not yet been progressed sufficiently to clearly outline how the Warburton Lane area will fit into the wider New Carrington allocation. For example, it is not known what infrastructure is required including but not limited to: the route of the southern access road, the drainage and green infrastructure requirements and social infrastructure requirements and their land take are not yet established. It is therefore not currently possible to provide detailed policy for just part of the allocation when those fundamental starting point elements have not been determined.</p> <p>In addition to the above, various elements of the WM&amp;DG referenced within Draft Policy W10 have been produced in isolation of the PFE policy</p>	<p>retained as a background document and form part of the NDP evidence base and published on the PC website. The Warburton Masterplan is a useful expression of the PC's and local residents' and stakeholders' views and preferences for development within the Warburton part of PfE Policy JPA 30 New Carrington and could be used and referred to in future consultation and engagement led by TBC on the emerging New Carrington Masterplan. It would comprise a high level 'Concept Masterplan' and be used to inform future discussions on the TBC led masterplan document.</p> <p>The Design Codes (former Parts 1,2,3,5 and 6 of the existing document and as amended) should be retained as a separate document as form Appendix 4 of the WNDP.</p> <p>WNDP Policies on landscape, design, heritage and travel etc could then</p>	<p><b>the NDP and amend so that it refers only to the Design Guide.</b></p> <p><b>Update formatting and numbering of NDP sections and policies (eg former Policy W11 is now W10 etc).</b></p>

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			<p>requirements for the full and wider New Carrington allocation.                      Draft Policy W10 is therefore not in general conformity with the strategic policy requirements of PfE (particularly Policy JPA 30) as:</p> <ul style="list-style-type: none"> <li>a) It does not consider the requirements of the whole of the New Carrington allocation (and therefore does not appropriately consider the full range of infrastructure and development requirements necessary to be delivered across the allocation); and</li> <li>b) It has not been approved by the Local Planning Authority.</li> </ul> <p>In addition, the various requirements of Draft Policy W10 (including the referenced elements of the WM&amp;DG) set out several elements which are inconsistent with PfE Policy JPA 30. The range and extent of the conflicts between the two ultimately mean that both policies cannot be applied in the determination of planning applications.</p> <p>When applied to the Warburton Lane development area, the Draft Policy W10 requirements will also likely negatively impact the level of development needed to deliver the full New Carrington allocation as required by PfE.</p>	<p>continue to refer to the relevant Design Principles and the principles would have weight in decision making.</p> <p>PC to ask AECOM to separate WM&amp;DG into 2 documents – Design Guidance (1) and Warburton Masterplan (2).</p> <p>PC to ask AECOM to delete any references to Warburton Masterplan in the new Design Guide document and to re-number / re-format as required.</p>	
27.	WM&DG Part 4.7	Object / Comment	<p><u>WM&amp;DG Part 4.7</u></p> <p>The Council's key issues with WM&amp;DG Part 4.7 Design Principals and Parameters are set out below.</p>	Noted.	See below

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28.	WM&DG Part 4.7	Comment / Object	<p><b>Summary of key issues with WM&amp;DG Part 4.7</b></p> <p><b>4.7.1 Land Uses</b></p> <ul style="list-style-type: none"> <li>• The proposed strategic green space (particularly to the east and west) seeks to change the adopted land uses set out in Policy JPA 30. This is in direct conflict with the development plan under Policy JPA 30, which allocates the entire area for residential development.</li> <li>• The constrained size of the site allows for only 279 units (as stated in 4.6 Preferred Masterplan). This is significantly lower than PfE requirements and uses an average density of 14 dph, instead of the development plan policy average density of 25 dph set out in JPA 30.</li> <li>• Figure 28: Warburton active travel routes masterplan includes large areas of green infrastructure (strategic green space on Figure 27 of the WM&amp;DG and Map 8 of the draft WNDP), which heavily constrains the proposed residential parcels.</li> <li>• The development ratio applied to the residential parcels (as set out in WNDP Figure 4) is not robust, as it has not been demonstrated that the level of development together with necessary and supporting infrastructure can be suitably accommodated. The development parcels shown are also larger / different than those included in WNDP</li> </ul>	<p>Accepted.</p> <p>Noted.</p> <p>Refers to previous masterplan preferred option. Final one allows for 400 dwellings at 25 dph.</p> <p>Now Fig 30 Movement Network.</p> <p>There was an error in the link to the Masterplan. The final version is the same as the one in the NDP.</p>	<p>The Warburton Masterplan no longer forms part of the NDP.</p> <p>No further change.</p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>Map 8, hence there is inconsistency between the WNDP and WM&amp;DG.</p> <ul style="list-style-type: none"> <li>Figure 28 also includes only a section of the proposed strategic road. The eastern edge then stops and the land to the east earmarked for green infrastructure. This approach would not allow for the provision of suitable connections to the wider New Carrington allocation.</li> <li>Figure 28 should be renamed to Land Uses, as it shows no active travel routes.</li> </ul>	<p>Noted. There was uncertainty about the proposed relief road when the masterplan was being prepared.</p> <p>Now Fig 26 is called 'Land Uses'. Fig 30 Movement Network which does show PROW and other routes and networks.</p>	
29.	WM&DG Part 4.7	Comment / Object	<p><b>4.7.2 Green Infrastructure</b></p> <ul style="list-style-type: none"> <li>Previous comments regarding adopted land uses within development plan policy JPA 30 apply to this section also.</li> <li>The approach set out aims to preserve the sense of rural character, however no consideration is given to the future change in character of the area resulting from the New Carrington allocation.</li> <li>Figure 30: Warburton active travel routes masterplan includes large areas of green infrastructure, which significantly constrain the proposed residential parcels. The area to the east in particular does not consider that the wider New Carrington allocation will develop</li> </ul>	<p>Now 4.6.1</p> <p>Noted.</p> <p>The aim was to try and ensure new development respects the rural character and setting of Warburton neighbourhood plan area.</p> <p>Noted.</p>	<p>The Warburton Masterplan no longer forms part of the NDP.</p> <p>No further change.</p>



Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>land adjacent to the eastern boundary of the WNDP's Masterplan.</p> <ul style="list-style-type: none"> <li>It is also unclear how the green infrastructure requirements have been developed in the absence of sufficient details being confirmed on necessary associated infrastructure (for example new roads).</li> <li>The combined result of the green infrastructure, landscape buffers and proposed trees will be the creation of a physically and visually separate, segregated and isolated new community. This is in direct conflict with Policy JPA 30 criterion 10, which requires development to (among other things) link and integrate with existing communities.</li> </ul>	<p>The GI part of the Masterplan was prepared based on the available information at that time.</p> <p>The idea was to support sensitive development which provided a transition between the built up area of Partington and the more rural and historic character of Warburton.</p>	
29.	WM&DG Part 4.7	Comment / Object	<p><b>4.7.3 Movement network</b></p> <ul style="list-style-type: none"> <li>This section does not consider connections to the existing communities north of Red Brook in Partington. Criterion 10 of PfE JPA 30 states a clear requirement for the allocation to deliver <i>'connected neighbourhoods which successfully link with existing communities at Carrington, Partington and Sale West, overcoming barriers such as the Red Brook'</i>.</li> <li>Delivery of a sustainable movement network cannot be delivered in isolation from the wider New Carrington allocation. Beyond the proposed strategic road, Figure 32: Warburton landscape and green infrastructure network</li> </ul>	<p>Amended Fig 30 does include some connections to the east but protects Red Brook. Footpaths will link communities to the west to Warburton Lane and the MSC.</p> <p>Noted.</p>	<p>The Warburton Masterplan no longer forms part of the NDP.</p> <p>No further change.</p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>does not include any links to the wider New Carrington allocation to the east.</p> <ul style="list-style-type: none"> <li>• A single access and egress into residential cul-de-sacs over 100 properties will not be acceptable to the Local Highway Authority. As such the proposed movement network is not deliverable.</li> <li>• Figure 32 also shows no active travel routes and as such does not meet the requirements of criterion 9 of PFE JPA 30.</li> <li>• Figure 32 should be renamed to Movement Network.</li> </ul>	<p>Fig 30 now does.</p> <p>Fig 30 is called 'Warburton Movement Network Plan.'</p>	
29.	WM&DG Part 4.7	Comment / Object	<p><b>4.7.4 Urban design principles</b></p> <ul style="list-style-type: none"> <li>• The comments raised in the above sections also apply to this section.</li> <li>• Figure 33: Warburton landscape and green infrastructure network also includes areas for lower density residential parcels. As previously outlined, the development ratio applied to the residential parcels (as set out in WNDP Figure 4) is not robust. The application of additional lower density areas would further reduce the development capacity and has not been tested. This approach is therefore not justified and is in direct conflict with Policy JPA 30.</li> </ul>	<p>Now 4.6.3</p> <p>Noted.</p> <p>Refer to new Fig 31 and Option 3 Masterplan on p42.</p>	<p>The Warburton Masterplan no longer forms part of the NDP.</p> <p>No further change.</p>
30.	WM&DG Part 5.3.1	Comment / Object	<u>WM&amp;DG Part 5.3.1</u>	Refer to 18. Above.	The Warburton Masterplan no longer forms part of the NDP.

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>This section has been drafted to protect and enhance the overarching agricultural character of Warburton Parish. The wording of this section does not reflect the fact that Warburton Lane forms part of the PfE New Carrington allocation, which will fundamentally alter the agricultural and rural character of this area.</p> <p>The application of the 'historic farmstead character to guide design' is unlikely to be appropriate for development which forms part of a significant strategic residential allocation of 5,000 homes. The requirements of WM&amp;DG Part 5.3 (particularly Part 5.3.1) will likely negatively affect the ability to deliver the full New Carrington allocation as required by PfE. No evidence has been provided that the requirements of Part 5.3.1 can be applied to deliver the required level of development necessary to support the strategic policies of PfE.</p> <p>National guidance on the production of Neighbourhood Plans clearly states that they should be in broad conformity with strategic plans and that they cannot plan for a lower amount of development.</p>		No further change.
31.	Map 8	Comment	<p><u>The Warburton Masterplan, Map 8</u></p> <p>The final sentence of Policy W10 states that the Warburton Masterplan is reproduced as Map 8 in the WNDP. It is unclear how this map has been produced. It is not included within the WM&amp;DG and conflicts with a number of figures contained within it (for example in Part 4.7.1). Map 8 shows significantly smaller</p>	<p>Noted.</p> <p>The incorrect, final version of the Masterplan was provided on the NDP website in error but the relevant extracts from the final version were included in the NDP.</p>	<p>The Warburton Masterplan no longer forms part of the NDP.</p> <p>No further change.</p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>development areas for parcels A, B and C than those included within Part 4.7 of the WM&amp;DG.</p> <p>Map 8 also includes large areas of 'strategic green space' around the development parcels. This proposed strategic green space (particularly to the east and west) seeks to change the adopted land uses set out in Policy JPA 30. This is in direct conflict with the development plan under Policy JPA 30, which allocates the entire area for residential development.</p> <p>This proposal has been developed without evidence to suitably demonstrate that the full development requirements of PfE Policy JPA 30 can be accommodated. For example, the required New Carrington Southern Link Road is not referenced on Map 8, and it is not clear how the identified development parcels can accommodate the minimum 400 homes; particularly as the size of the development parcels A, B and C have been reduced to those illustrated in WM&amp;DG).</p>		
32.	Policy W10	Object	<p><b>Recommendation 19</b></p> <p><b>The wording of Draft Policy W10 is not in general conformity with the strategic policies of PfE and should therefore be removed from the WNDP in its entirety. Alternatively, if the Parish Council wish to retain a policy covering the Warburton Masterplan, Draft Policy W10 must be fundamentally rewritten using the policy requirements of PfE Policy JPA 30 New Carrington as a basis to build upon.</b></p>	Accepted.	<p>The Warburton Masterplan no longer forms part of the NDP.</p> <p>No further change.</p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
33	Policy W10	Comment	<p><b>Comment 20: 30 metre Landscape buffer</b></p> <p>Criterion 30 of PfE Policy JPA 30 requires development to 'provide appropriate landscape buffers across the site, including a substantial landscape buffer along the southern boundary of the Warburton Lane development parcels to mitigate the impact on the rural landscape to the south of the allocation'. Draft Policy W10 includes a requirement for the above buffer to be a minimum of 30 metres, which is more a stringent requirement than that set out within PfE, and further constrains the developable area.</p> <p><b>Recommendation 20</b>  <b>Justification should be set out to explain why a minimum 30 metre buffer is both appropriate and justified.</b></p>	<p>Noted.</p> <p>This was the recommendation from Trafford's Expert witness in the Redrow Appeal and is the PC's landscape adviser's recommendation, based on the need to establish a new Green Belt boundary to replace the previous Red Brook woodland boundary. Given the flat nature of the land to the south, the housing will be visible from a considerable distance away. A 30m planted boundary provides the minimum to achieve almost total screening. As Policy W10 will be deleted the reference to the 30m buffer should be added to Policy W1.</p> <p>Refer also to Redrow comments</p>	<p><b>Amend Policy W1:</b></p> <p><b>Insert at the end of Policy W1 the former text from W10:</b></p> <p><u>'Development in the PfE Policy JPA 30 New Carrington allocation must include a suitable landscape buffer to Warburton Deer Park to separate built development from the area, reduce density and to soften the transition to the rural area and historic landscape to the south. A 30m belt of woodland on the southern and eastern boundaries of the site would be the minimum requirement to retain the boundary to the Green Belt provided by Coroners Wood.</u></p> <p>Insert further justification for a 30 meter landscape buffer to justification for Policy W1:</p> <p><u>'Development in the PfE Policy JPA 30 New Carrington allocation will introduce new built form close to a very sensitive area. There is a need to establish a new Green</u></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p><u>Belt boundary to replace the previous Red Brook woodland boundary which provided the limit to development in the former Trafford Local Plan Core Strategy. Given the flat nature of the land to the south, the housing will be visible from a considerable distance away. A 30m planted boundary on the southern and eastern boundaries of the development site provides the minimum to achieve almost total screening.'</u></p>
34.	NDP Figure 4	Comment / Object	<p><b>Comment 21: Figure 4 Warburton Masterplan Development Parcels and Indicative Quantum of Housing Development</b></p> <p>Whilst the total number of units identified within WNDP Figure 4 (which supports Draft Policy W10) is welcomed (as on face value it is consistent with the density requirements of PfE), it is unclear how / whether the individual parcels can accommodate the identified number of units.</p> <p>The calculations set out within Figure 4 are simplistic and do not appear to take account of any infrastructure requirements (including open space). For example, the number of units identified for Parcel A: 68, assumes that the full land area of the Parcel – 2.7ha will be developed for housing (at a density of 25dph).</p>	Accepted.	<p>The Warburton Masterplan no longer forms part of the NDP.</p> <p>No further change.</p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>Parcel A – 2.7ha x 25 = 67.5 units (rounded to 68 in Figure 4).</p> <p>Each development parcel will also need to accommodate associated infrastructure such as roads, open space and utilities. The full extent of each parcel therefore cannot be used for residential development. A standard approach to calculating the amount of developable land available within a site, is that residential development is delivered on 80% of the parcels (with the remaining 20% accommodating necessary associated infrastructure). Application of this approach to Parcel A as an example would result in the following:</p> <p>80% of Parcel A - 2.7ha x 0.8 = 2.16ha x 25 = 54 units.</p> <p>When the above approach is applied across the Warburton Lane Masterplan area, it reduces the stated 400 units in Figure 4 down to 320 units.</p> <p>If the average density of 14 dph sought by the WNDP were applied, Parcel A would only provide 30 new homes. Applied to whole site (16ha), only 12.8ha would be available for residential development, which at 14 dph would provide just 179 new homes.</p> <p>The above figure is clearly lower than the development requirements of PfE for residential housing delivery in the Warburton Lane character area, and when the remainder of the proposals within the WNDP are applied, there is the propensity for the number homes to reduced even further to less than half that set out in the adopted development plan. This reflects that the information contained within Figure 4 is neither robust, nor justified.</p>		

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p><b>Recommendation 21</b> Please refer to Recommendation 19.</p>		
35.	Policy W11  WM&DG Part 5.3.3	Comment	<p><b>Draft Policy W11 Sustainable Design and Climate Change</b></p> <p><b>Comment 22: Incorrect Neighbourhood Plan Area Reference</b></p> <p>The Policy requires development schemes to incorporate the principles set out within Part 5.3.3 of the WM&amp;DG. This section of the document references (in the first paragraph) 'the Worsthorne with Hurstwood Neighbourhood Area'.</p> <p><b>Recommendation 22</b> Part 5.3.3 of the WM&amp;DG is updated to refer to the 'Warburton Neighbourhood Plan area' instead of 'Worsthorne with Hurstwood Neighbourhood Area'.</p>	PC to refer to AECOM to amend DG.	Amend WM&DG as recommended.
36.	Policy W11  WM&DG Part 5.3.3	Comment	<p><b>Comment 23: Requirements of WM&amp;DG Part 5.3.3</b></p> <p>WM&amp;DG Part 5.3.3 includes a wide range of principles, some of which may not be applicable or appropriate to all development proposals. Some requirements may also be inconsistent with other Draft WDNP policies.</p> <p>(For example, page 89 states that future dwellings should be kept within 30 degrees of south, when in keeping with the topography and clustering of existing buildings to enable incorporation of passive solar design. This requirement is not necessarily consistent with the requirements of Draft Policy W5 Responding to Local Character, in particular the use of historic farmstead layouts to guide new development).</p>	Noted.	See below.



Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>Part 5.3.3 also does not acknowledge or take into account the principles of the Trafford Design Code.</p> <p><b>Recommendation 23</b></p> <p>The policy should include a greater level of flexibility included within its wording through replacing 'Designs should incorporate...' with 'have regard to...' and reference to the Trafford Design Code</p>		
37..	Policy W11	Comment	<p><b>Example of an updated extract of Draft Policy W11 Sustainable Design and Climate Change</b></p> <p>All development will be expected to be resource and energy efficient and climate resilient. Designs <del>should incorporate</del> <u>have regard to</u> the principles set out in Part 5.3.3 Sustainability and Climate Change in the Warburton Masterplan &amp; Design Guide (see Appendix 4 of Warburton Neighbourhood Development Plan), <u>and Trafford Design Code.</u></p>	Accepted.	<p>Amend Policy W11 as recommended:</p> <p><b>Policy W10 Sustainable Design and Climate Change</b></p> <p>All development will be expected to be resource and energy efficient and climate resilient. Designs should <del>incorporate</del> <u>have regard to</u> the principles set out in Part 5.3.3 Sustainability and Climate Change in the Warburton <del>Masterplan &amp;</del> Design Guide (see Appendix 4 of Warburton Neighbourhood Development Plan), <u>and Trafford Design Code.</u></p>
38.	Policy W12	Comment	<b>Draft Policy W12 Walking and Cycling</b>	Not accepted.	See below.

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p><b>Comment 24: Draft Policy W12 and Conflict with PfE Policy</b></p> <p>Draft Policy W12 requires development proposals to have regard to the Movement Pattern design principles for vehicular network and pedestrian and cycle connectivity set out with the WM&amp;DG. As previously stated within this response, the WM&amp;DG has been developed in isolation from the wider New Carrington allocation and therefore does not take account of PfE requirements to provide connections within and throughout the allocation to existing communities (including those adjacent to the Warburton Parish boundary in Partington).</p> <p><b>Recommendation 24</b></p> <p>The policy wording should be amended so that it clearly states that it only applies to development proposals outside of the PfE Policy JPA 30 New Carrington allocation.</p>		
39.	Policy W12	Comment	<p><b>Example of an updated extract of Draft Policy W12 Walking and Cycling</b></p> <p>Development proposals (<u>outside of the PfE Policy JPA 30 New Carrington allocation</u>) should have regard to the Movement Pattern design principles for vehicular network and pedestrian and cycle connectivity set out in the Warburton Masterplan &amp; Design Guide (Appendix 4 of Warburton Neighbourhood Development Plan).</p> <p>...</p>	<p>Not accepted.</p> <p>This should be retained and it should apply to JPA 30.</p> <p>The first paragraph of the Policy refers to the Warburton Design Guide which remains part of WNDP in Appendix 4. There is a need to ensure that the New Carrington Masterplan addresses pedestrian and cycle</p>	<p><b>Amend Policy W12 (now Policy W11).</b></p> <p><b>Update the reference/numbering to Warburton Design Guide.</b></p> <p><b>Add 3 junctions to bullet point 6:</b></p> <p>'Improved road markings at the three key junctions of <u>Moss Lane/Warburton Lane, Dunham Road/Warburton</u></p>

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				<p>connectivity throughout the area and does not just link sites within JPA 30 – there are various routes just outside, such as the Trans Pennine route, a major multi use path / route.</p> <p>As discussed at the meeting with TBC in Oct 2024, the 3 road junctions should be clearly identified to ensure the Policy is clear and can be applied.</p> <p>Refer to also to TBC CIL.</p>	<p><u>Lane and Bent Lane/Paddock Lane;</u></p> <p><b>Add to supporting text:</b></p> <p><u>Funding may be made available for the Parish Council to progress some or all of these proposed measures through Community Infrastructure Levy (CIL)<sup>1</sup>.</u></p>
39.	Policy W13	Comment	<p><b>Draft Policy W13 Local Green Space</b></p> <p><b>Comment 25: W13/2 Coroner's Wood, Warburton</b></p> <p>Draft Policy W13 identifies six areas for protection as Local Green Spaces (LGS). This includes W13/2 Coroner's Wood, Warburton. Criterion 10 of PfE Policy JPA 30 requires the New Carrington allocation to deliver links with existing communities, including at Partington, overcoming barriers such as the Red Brook. Inclusion of W13/2 Coroner's Wood as LGS could therefore prevent PfE's requirement for the allocation to help connect new and existing</p>	<p>Not accepted.</p> <p>The proposed bridge over Red Brook could be extremely destructive of both archaeology and wildlife, especially if it connects the site to the valley floor. Therefore, the site should be retained in the NDP and protected. However, the PC accepts that the boundary could be</p>	<p><b>Amend Policy numbering (now Policy 12 and sites are 12/1 etc).</b></p> <p><b>Amend Map 11 and maps in Appendix with new numbering.</b></p> <p><b>Amend boundary of Coroner's Wood (13/2) so a smaller area of LGS is identified.</b></p>

<sup>1</sup> See <https://www.trafford.gov.uk/planning/strategic-planning/Other-Supporting-Documents/community-infrastructure-levy.aspx>

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			<p>neighbourhoods, through in this instance, provision of a pedestrian footbridge(s) over the Red Brook (as set out in PfE Policy JPA 30, Criterion 10). It is also considered that W13/2 does not meet the requirements of the NPPF for LGS, as W13/2 is considered to represent an extensive tract of land.</p> <p><b>Recommendation 25</b> W13/2 Coroner's Wood, Warburton is deleted from Draft Policy W13 and removed from Map 11.</p>	<p>amended to include a smaller area.</p> <p>PC to provide new boundary to 13/2.</p>	
40.	Policy W13	Comment	<p><b>Comment 26: Policy W13 and Repetition of National Policy</b></p> <p>The second paragraph of the Draft Policy W13 is not needed, as this is set out within national policy.</p> <p><b>Recommendation 26</b> The second paragraph of Policy W13 is deleted</p>	Accepted (Note however Examiner may reinstate this wording as it is standard in other NDPs).	<b>Delete second paragraph.</b>
41.	Policy W13	Comment / Object	<p><b>Example of an updated extract of Draft Policy W13 Local Green Space</b></p> <p>The <del>six</del> <u>five</u> areas of land identified on Map 11 Local Green Spaces and the larger scale maps in Appendix 5 are protected as Local Green Spaces. These are:</p> <ul style="list-style-type: none"> <li>• W13/1 'The Green' off Paddock Lane;</li> <li>• <del>W13/2 Coroner's Wood, Warburton;</del></li> <li>• W13/3 Land to the east of the Paddock Lane / Townfield Lane junction;</li> <li>• W13/4 Land to the south of the Paddock Lane / Townfield Lane junction;</li> <li>• W13/5 Land off Wigsey Lane and adjacent to Warburton Old Church; and</li> <li>• W13/6 Land off Moss Lane and adjacent to Warburton Lane.</li> </ul>	Partially accepted – see 39 above.	No further change.

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<del>Development in the Local Green Spaces will be consistent with national policy for Green Belts.</del>		
42.	Policy W14	Comment	<p><b>Draft Policy W14 Rural Diversification</b></p> <p><b>Comment 27: Draft Policy W14 and Need for Greater Flexibility</b></p> <p>Whilst the policy support for rural diversification is welcomed, an element of flexibility should be added to the identified criteria, as all the requirements may not be feasible or practical for all proposals.</p> <p><b>Recommendation 27</b></p> <p>The preceding text to criteria 1 to 6 is amended from 'development proposals must address' to 'development proposals should have regard to'.</p>	Accepted.	Amend Policy as recommended.
			<p><b>Comment 28: Criterion 6 of Draft Policy W14</b></p> <p>It is unclear what is meant by criterion 6, adequate provision of local services, and how this would relate to development proposals (particularly for smaller conversions and extensions).</p> <p><b>Recommendation 28</b> <b>Criterion 6 is deleted from the policy.</b></p>	Accepted.	Amend Policy as recommended.
43.	Policy 14	Comment	<p><b>Example of an updated version of Draft Policy W14 Rural Diversification</b></p> <p>Conversions, extensions and well-designed new buildings which provide opportunities for the growth and expansion of rural businesses and homeworking,</p>	Accepted.	<p><b>Amend Policy as recommended.</b></p> <p><b>Policy W13 Rural Diversification</b></p>

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			<p>will be supported where they respect the rural character of the Warburton.</p> <p>In addition, development proposals must address <u>should have regard to</u> the following:</p> <ol style="list-style-type: none"> <li>1. Protection of amenity of neighbours, with regards to noise, odour and outlook;</li> <li>2. Contribution to biodiversity net gain (see NDP Policy W3 Protecting and Enhancing Wildlife);</li> <li>3. Careful siting of new buildings and landscaping schemes to minimise visual and landscape impacts. Larger buildings should be “broken up” via the sensitive use of materials, colour or ridge height;</li> <li>4. Use of natural materials including wood, and neutral, earth tones in colour schemes to help blend new buildings into their surroundings; <u>and</u></li> <li>5. Inclusion of renewable energy and / or resource efficiency measures; <u>and</u></li> <li>6. <del>Adequate provision of local services.</del></li> </ol>		<p>Conversions, extensions and well-designed new buildings which provide opportunities for the growth and expansion of rural businesses and homeworking, will be supported where they respect the rural character of the Warburton.</p> <p>In addition, development proposals must address <u>should have regard to</u> the following:</p> <ol style="list-style-type: none"> <li>1. Protection of amenity of neighbours, with regards to noise, odour and outlook;</li> <li>2. Contribution to biodiversity net gain (see NDP Policy W3 Protecting and Enhancing Wildlife);</li> <li>3. Careful siting of new buildings and landscaping schemes to minimise visual and landscape impacts. Larger buildings should be “broken up” via the sensitive use of materials, colour or ridge height;</li> <li>4. Use of natural materials including wood, and neutral, earth tones in colour schemes to help blend new buildings into their surroundings; <u>and</u></li> </ol>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					5. Inclusion of renewable energy and / or resource efficiency measures; and <del>6. Adequate provision of local services.</del>
44.	Policy W15	Comment	<p><b>Draft Policy W15 Energy Proposals</b></p> <p><b>Comment 29: Draft Policy W15 and Inconsistency with National Policy</b></p> <p>Restricting the policy support to small scale proposals located on brownfield sites or be roof mounted is overly restrictive and inconsistent with national policy. Paragraph 160a) of the NPPF requires plans to provide a positive strategy to help increase the use and supply of renewable and low carbon energy and heat.</p> <p><b>Recommendation 29</b></p> <p>Reference to 'small scale' is replaced with 'of an appropriate scale'. The second paragraph of the policy should also be amended.</p>	Accepted.	Amend Policy as recommended.
45.	Policy W15	Comment	<p><b>Example of an updated version of Draft Policy W15 Energy Proposals</b></p> <p><del>Small scale</del> Renewable energy or low carbon energy proposals in the rural area <u>of an appropriate scale</u> that demonstrably benefit the community, and respect local</p>	Accepted.	<p>Amend Policy as recommended.</p> <p><b>Policy W14 Energy Proposals</b></p>

Ref. No.	Part of NDP or WM&DG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>character, residential amenity and highway safety will be supported.</p> <p><del>Such schemes should be located on brownfield sites or be roof mounted and</del> Schemes should avoid the use of productive agricultural land</p>		<p><del>Small scale</del> Renewable energy or low carbon energy proposals in the rural area <u>of an appropriate scale</u> that demonstrably benefit the community, and respect local character, residential amenity and highway safety will be supported.</p> <p><del>Such schemes should be located on brownfield sites or be roof mounted and</del> Schemes should avoid the use of productive agricultural land</p>
36.	Policy W16.	No comment.	<p><b>Draft Policy W16 Community Facilities</b></p> <p>No comments on the proposed approach.</p>	Noted.	No change.

Further comments on the Draft Submission were provided in December 2024 – see below. The Submission Plan was finalised in response to these comments – see Appendix 7.



**Trafford Council Comments on the 'Warburton Draft Neighbourhood Development Plan Regulation 14 Updated Submission Plan – Jan 2025'**

13 December 2024

**Overview**

The Council welcomes the collaborative and constructive manner in which the Steering Group have taken on board the Council's comments at the Regulation 14 stage.

The following additional comments set out Trafford Council's initial, informal view on:

- The Warburton Neighbourhood Development Plan 2025 – 2039 Submission Plan (January 2025) v3, shared on 21 November 2024.

Please note that the following comments cover the above document only. Further changes are also required to the accompanying Warburton Design Guide (Appendix 4 of the Draft plan). The update to the Design Guide will also likely result in changes to some of the draft policies, and the Council will therefore provide comments on the Design Guide and any updated policies when they are available.

**Plan Specific Comments**

**Policy W1 Conserving and Enhancing Local Landscape Character**

**Key view corridors**

The updated policy wording includes reference to Part 3 of the Warburton Design Guide. This document is yet to be updated, so the Council is currently unable to assess the potential implications of the proposed amendments to Policy W1 regarding key view corridors.

**Warburton Landscape Character Types and Areas**

As set out in the Council's previous comments (13 September 2024), Places for Everyone (PFE) Policy JP-G1: Landscape Character includes a series of Landscape Character Types across the plan area. Map 2 of the WNDP sets out additional Warburton Landscape Character Types and Areas.

Whilst this is not objected to in principle, it should be ensured that the inclusion of the Warburton Landscape Character Types and Areas contained within the WNDP are in general conformity with the requirements of PFE Policy JP-G1: Landscape Character.

**Additional Paragraph**

Criterion 30 of PFE Policy JPA 30: New Carrington requires development to 'provide appropriate landscape buffers across the site, including a substantial landscape buffer along the southern boundary of the Warburton Lane development parcels to mitigate the impact on the rural landscape to the south of the allocation'. This section of W1 is therefore largely covered by the PFE policy requirement. In addition, it should be noted that the requirement for a landscape buffer does not relate to the development density which is currently referred to in W1.

The Council also reiterates its previous comments that specifying a minimum 30m landscape buffer is not required. PFE Policy JPA30 already requires a 'substantial' landscape buffer on the southern boundary of the Warburton Lane development parcels.

For clarity, it should also be noted that Coroners Wood did not previously act as a boundary to the Green Belt.

**Recommended changes to W1 final paragraph**

Development in the PFE Policy JPA 30 New Carrington allocation must include a ~~substantial~~ **substantial** landscape buffer ~~along the southern boundary of the Warburton Lane parcels in Warburton Deer Park~~ **along the southern boundary of the Warburton Lane parcels to Warburton Deer Park** to separate built development from the area ~~to the south~~ **to the south**, ~~reduce density and to soften the transition to the rural area and historic landscape. In the south- & 30m belt of woodland on the southern and eastern boundaries of the development sites would be the minimum requirement to retain the visual and physical boundaries to the Green Belt originally provided by Coroners Wood.~~

**Policy W2 Warburton Deer Park**

**Para 5.1.23**

This should reference that Heathlands Farmhouse and Barn, and Barn to southeast of Birch Farmhouse are Grade II listed and designated heritage assets.

**Policy W2**

The inclusion of the recommended wording which replaces development proposals 'all be required to reflect and respond to' with 'should recognise and respond to' the historic landscape assets is welcomed.

The inclusion of a potential review of Map 3: Heritage and Landscape Assets Related to Warburton Medieval Deer Park, following review by GMAAS, is also welcomed. In addition, label '1. Ancient Woodland' should more clearly identify Coroners Wood, adjacent to the Manchester Ship Canal.

**Policy W3 Protecting and Enhancing Wildlife**

**New Criterion 6**

The wording suggested by United Utilities, is largely covered by existing PFE policies including Policy JP-S4: Flood Risk and the Water Environment and Policy JPA30, which includes specific requirements for New Carrington.

The proposed wording of W3, Criterion 6 should be simplified, as suggested on the next page. In addition, it is not recommended that compliance with specific SuDS Manuals are referenced as these may quickly become out of date.

**Recommended changes to W3 Criterion 6**

Surface water must be discharged in accordance with the surface water hierarchy in national planning practice guidance. Applications for major development will be required to incorporate sustainable drainage, which is multi-functional, in accordance with the four pillars of sustainable drainage, in preference to underground piped and tanked storage systems, unless there is clear evidence why such techniques are not possible. The sustainable drainage must be integrated with the whole of the landscaped environment and the strategy for biodiversity net gain. In accordance with the principles in the Ciria SuDS Manual<sup>7</sup>, any surface water discharge must include a treatment train that demonstrates no unacceptable impact on the habitat of the receiving body.

Maps 4 and 5

The Council's previous comments about the size of Maps 4 and 5 still stand. It is requested that either larger versions of maps are contained within the Plan or, if possible, a digital format of the information is provided to the Council (to enable them to be added to the Council's composite policies map).

Policy W4 Warburton Moss

The recommended amendment indicating that the Warburton Moss boundary, shown on Map 6: Warburton Moss, as being indicative only is welcomed.

The inclusion of additional wording to Policy W4 recommended by Natural England is also welcomed.

Paragraph 5.2.7 and Trafford Design Code

Thank you for amending the wording of paragraph 5.2.7. Please note that the Trafford Design Code was adopted on 16 September 2024. The text therefore needs updating to reflect this. It is also a material rather than key material consideration.

New wording in Paragraphs 5.2.8 & 5.2.9

The majority of the additional wording contained within paragraphs 5.2.8 and 5.2.9 is duplication of the wording set out within Policy W5 Responding to Local Character. It is unclear why this is considered necessary. In addition, text that sets out policy requirements should be contained within the policy boxes and not the supporting text.

It is therefore recommended that the text in these paragraphs is revised to avoid repetition.

Policy W5 Responding to Local Character

New Criterion 2

To help simplify the policy and avoid confusion it is recommended that the reference to important locations is deleted. The stated requirement would therefore apply to the development on the rural / urban fringe within New Carrington.

**Recommended changes to W5 Criterion 2**

In addition, development in important locations on the rural/urban fringe within the PFE Policy JPA 30 New Carrington allocation will be expected to respond positively to Warburton Design Guide Part 5.3.1 Using Historic Farmstead Character to Guide Design (see Appendix 4 of Warburton Neighbourhood Development Plan). The important locations within JPA 30 New Carrington are those areas on the edges of the development adjoining and overlooking the Warburton rural area to the south and east and key gateways into the development off Warburton Lane.

Figure 5: Character Area Samples

It is recommended that 02. Birch Farm is deleted from the list of samples, as it is located within the boundary of the New Carrington allocation.

Policy W6 Protecting Heritage Assets

As detailed within the Council's previous comments, Policy W6 requires proposals to be in accordance with the design principles for protecting designated heritage assets, as set out in Part 3.2 Heritage Assets of the WM&DG.

The first design principle in this section states that development should avoid the loss of any heritage assets within the Neighbourhood Area. This is overly restrictive and inconsistent with Section 16 - Conserving and enhancing the historic environment of the NPPF (December 2023), which outlines how a balanced judgement should be made for development proposals, having regard to the scale of any harm and the significance of the heritage asset.

It is therefore reiterated that the first paragraph of Policy W6 should be deleted.

In addition, a more appropriate title for the policy may be 'Proposals Affecting Heritage Assets'.

Paragraph 5.2.14

The recommended deletion of the latter part of the paragraph is welcomed.

Policy W7 Non designated Heritage Assets

The suggested additions to Appendix 3 (Non designated Heritage Assets in Warburton) are welcomed, along with the additional policy wording.

Policy W8 Warburton Conservation Area

The deletion of the first paragraph of the policy is welcomed, as this will help ensure that it does not conflict with national policy (contained within Section 16 - Conserving and enhancing the historic environment of the NPPF - December 2023).

'CAAMP' needs to be changed to 'CAMP'.

Policy W9 Archaeology

Have GMAAS been able to provide comments on this policy?

Warburton Masterplan

The collaborative and constructive manner in which the Steering Group have taken on board the Council's concerns regarding the removal of this element of the previous plan version is commended.

**Policy W10 Sustainable Design and Climate Change**

The recommended additional level of flexibility included within the policy text is welcomed, along with the reference to the Trafford Design Code.

**Policy W11 Walking and Cycling**

The Council's previous comments raised concerns about the requirement for proposals to have regard to the Movement Pattern design principles for vehicular network and pedestrian and cycle connectivity set out with the WM&DG. This was primarily because the document was developed in isolation from the wider New Carrington allocation and therefore does not take account of PFE requirements to provide connections within and throughout the allocation to existing communities (including those adjacent to the Warburton Parish boundary in Partington).

The Council will therefore reserve comment on this policy until the updated Warburton Design Guide is made available.

The requested clarification regarding the three key junction locations for improved road markings is welcomed.

**Policy W12 Local Green Space**

Whilst it is noted that the boundary of the proposed Coroners Wood LGS is to be amended. The Council reiterates the comments previously provided:

*Draft Policy W13 identifies six areas for protection as Local Green Spaces (LGS). This includes W13/2 Coroner's Wood, Warburton. Criterion 10 of PFE Policy JPA 30 requires the New Carrington allocation to deliver links with existing communities, including at Partington, overcoming barriers such as the Red Brook. Inclusion of W13/2 Coroner's Wood as LGS could therefore prevent PFE's requirement for the allocation to help connect new and existing neighbourhoods, through in this instance, provision of a pedestrian footbridge(s) over the Red Brook (as set out in PFE Policy JPA 30, Criterion 10).*

*It is also considered that W13/2 does not meet the requirements of the NPPF for LGS, as W13/2 is considered to represent an extensive tract of land.*

**Policy W13 Rural Diversification**

The recommended changes to the policy wording are welcomed.

**Policy W14 Energy Proposals**

The recommended changes to the policy wording are welcomed.

**Policy W15 Community Facilities**

No comments on the proposed approach.

**Warburton Neighbourhood Development Plan**

**Regulation 14 Consultation**

**Consultation Responses**

**Table 2: Consultation Bodies**

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1. NE	All	Comment – General – refers to SEA/HRA Screening	<p>Dear Warburton Parish Council</p> <p><b>Warburton Neighbourhood Plan - Pre-submission Regulation 14 Consultation</b></p> <p>Thank you for your consultation on the above dated and received by Natural England on 29 June 2023.</p> <p>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. <b>It is Natural England's advice, on the basis of the material supplied with the consultation, that significant effects on statutorily designated nature conservation sites or landscapes are unlikely.</b></p> <p>Natural England have been working with Greater Manchester Combined Authority (GMCA) on the Habitats Regulations Assessment (HRA) for Places for Everyone which covers Greater Manchester and wider growth beyond Warburton.</p> <p>It is our advice, on the basis of the material supplied with the consultation, that, in so far as our environmental interests are concerned (including but</p>	Noted.	No change.

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>not limited to statutory designated sites, landscapes and protected species, geology and soils), that there are unlikely to be significant environmental effects from the proposed Neighbourhood Plan that were not covered in the Integrated Assessment and the Habitats Regulations Assessment of the adopted Places for Everyone Strategy. Therefore, the proposed Neighbourhood Plan would not require a full Strategic Environmental Assessment (SEA) or a Habitats Regulations Assessment.</p> <p>The plan area is also unlikely to have a significant effect on a National Park, Area of Outstanding Natural Beauty or Heritage Coast, and is unlikely to impact upon the purposes for which these areas are designated or defined.</p> <p>Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require an SEA. Further information is included in Natural England's standing advice on protected species.</p> <p>Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant an SEA. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission standing advice.</p>		

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>We therefore recommend that advice is sought from your ecological, landscape and soils advisers local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a SEA is necessary.</p> <p>Please send any new consultations, or further information on this consultation to <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>.</p> <p>Yours faithfully Sustainable Development Higher Officer Wetlands, Water and Woodlands (Cheshire to Lancashire)</p>		
2. NE	NDP Policy W4	Support Comment	<p>Dear Sir/Madam,</p> <p><b>Warburton Draft Neighbourhood Development Plan</b></p> <p>Thank you for your consultation on the above dated and received by Natural England on 03 July 2024.</p> <p>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. Natural England have reviewed the Draft Plan and have the following comments to make:</p> <p><b>Draft Policy W4 Warburton Moss</b></p> <p>Natural England strongly support this Policy that encourages the restoration of mosslands to lowland raised bog habitat. You may wish to include additional</p>	<p>Accepted.</p> <p>Amend Policy W4 as recommended.</p>	<p><b>Amend Policy W4.</b></p> <p><b>Insert additional wording as recommended:</b></p> <p><b>Amend paragraph 1 and insert new paragraph 2:</b></p> <p>Proposals which contribute to the restoration of areas of mosslands to lowland raised bog habitat <u>and to fen and other wetland habitats as part of a transition to lowland raised bog in the long term</u> in Warburton Moss Landscape Area as shown on Map 6 will be supported as part of biodiversity net</p>

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>wording that supports the restoration of mosslands to fen and other wetland habitats as part of a transition to lowland raised bog in the long term.</p> <p>We would also wish to see Policy that offers protection to deep peat from development in line with the findings of the Places for Everyone Examination (PfE) that deep peat was recognised as irreplaceable habitat. PfE Policy JPA 30 New Carrington sets out the need to minimise impacts to deep peat which should be reflected in Warburton Neighbourhood Plan.</p> <p>Yours faithfully</p>		<p>gain (BNG), carbon capture and flood mitigation measures.</p> <p><u>Development proposals must minimise any impacts on areas of deep peat which is recognised as irreplaceable habitat.</u></p>
3. UU	All	Comment	<p>Dear Sir / Madam</p> <p><b>WARBURTON PARISH COUNCIL – DRAFT WARBURTON NEIGHBOURHOOD PLAN 2024-2039</b></p> <p>Thank you for your consultation seeking the views of United Utilities Water Limited (UUW) as part of the preparation of the Draft Warburton Neighbourhood Plan 2024-2039 (NP). UUW wishes to build a strong partnership with neighbourhood groups to aid sustainable development and growth.</p> <p><b>Allocations for New Development</b> Following our review of the NP, we note that there are no site-specific allocations for new development above and beyond those already identified in the wider development plan for Trafford Metropolitan Borough. If this were to change, we would request early dialogue so that we can inform the site selection process and ensure any issues that are a concern to us are highlighted to you as early as possible.</p> <p><b>Our Assets</b></p>	Noted.	No change.

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>It is important to outline the need for our assets to be fully considered in any proposals in the NP Area.</p> <p><b>UUW will not allow building over or in close proximity to a water main.</b>  <b>UUW will not allow a new building to be erected over or in close proximity to a public sewer or any other wastewater pipeline. This will only be reviewed in exceptional circumstances.</b>  <b>Site promoters should not assume that our assets can be diverted.</b></p> <p>On occasion, an asset protection matter within a site can preclude delivery of a proposed development. It is critical that site promoters / applicants engage with UUW on the detail of their design and the proposed construction works.</p> <p>All UUW assets will need to be afforded due regard in the masterplanning process for a site. This should include careful consideration of landscaping and biodiversity proposals in the vicinity of our assets and any changes in levels. The details for any accesses that are proposed to cross our assets (temporary or permanent) and any services that are located within the easement / offset area for our assets must also be agreed in writing.</p> <p>We strongly recommend that the LPA advises future applicants / promoters of the importance of fully understanding site constraints as soon as possible, ideally before any land transaction is negotiated, so that the implications of our assets on development can be fully understood. We ask site promoters to contact UUW to understand any implications using the below details:  Developer Services – Wastewater Tel: 03456 723 723</p>		



Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			Email: SewerAdoptions@uuplc.co.uk Developer Services – Water Tel: 0345 072 6067 Email: DeveloperServicesWater@uuplc.co.uk		
4. UU	NDP Obj 9	Support Comment	<p><b>Objective 9</b></p> <p>UUW is supportive of Objective 9. UUW wishes to emphasise the role that sustainable water management plays in creating a greener future. As such, we suggest that this objective is slightly amended to more broadly encompass the challenges of the climate emergency. Our suggested amendments are below.</p> <p><i>'To ensure a greener <b>and sustainable</b> future by maximising energy, <b>water</b> and resource efficiency, creating a low-carbon <b>and climate change resilient</b> neighbourhood.'</i></p> <p>We request this amendment because the sustainable management of water, both in terms of sustainable drainage and the efficient use of potable water, are critical components of the response to climate change.</p>	Accepted.  Amend Objective 9 as recommended:	<b>Amend Objective 9:</b>  'To ensure a greener <u>and sustainable</u> future by maximising energy, <u>water</u> and resource efficiency, creating a low-carbon <u>and climate change resilient</u> neighbourhood.'
5. UU	NDP Policy W3	Comment	<p><b>Draft Policy W3 Protecting and Enhancing Wildlife</b></p> <p>We note criteria 6 and 7 of this draft policy. UUW is concerned that the wording of criteria 6 and 7 do not properly reflect the national policy position. They have the potential to preclude the discharge of surface water to the naturally receiving catchment and / or prejudice the acceptability of any proposed surface water treatment train that could be used to mitigate the impact of a surface water discharge on a receiving habitat.</p> <p>It is critical that policy wholly reflects the national position and that every effort is made to ensure that</p>	Accepted.  However, following further informal comments from Trafford Council only the first part / sentence of the proposed revised wording was retained in the submission plan.	<b>Amend Policy W3 as recommended.</b>  <b>Delete:</b> <del>6. Directing surface drainage water from developed areas away from sensitive locations, in particular habitats that are dependent on the hydrology of a site such as coastal and floodplain grazing marshes, due to the risk of pollution.</del>

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			<p>surface water discharges to an alternative to the public combined sewer. National planning policy guidance is clear that the public combined sewer is the least preferable option for the management of surface water. Strictly following the hierarchy for managing surface water helps to reduce the volume of surface water that discharges to the public combined sewer, which in turn, helps to manage the risk of combined sewers overflowing into the region's watercourses. Such overflows can have consequential environmental impacts on receiving habitats. Importantly, a wastewater company has no right to refuse a connection of surface water to the public combined sewer under the Water Industry Act 1991 (as amended). A wastewater company is currently reliant on the planning system to apply the hierarchy for managing surface water and the implementation of SuDS. In this context, the discharge of surface water to water bodies must not be discounted by policy prior to an appropriate detailed assessment being undertaken at the planning application stage. Therefore, to ensure consistency with national planning practice guidance, we request that criteria 6 and 7 are deleted and replaced with a new criterion 6:</p> <p><del><b>'6. Directing surface drainage water from developed areas away from sensitive locations, in particular habitats that are dependent on the hydrology of a site such as coastal and floodplain grazing marshes, due to the risk of pollution.</b></del></p> <p><del><b>7. Incorporating Sustainable Drainage Schemes (SuDS) which are useful in providing additional wildlife habitat and preventing flooding. As they may still hold polluted water these should not</b></del></p>		<p><del>7. Incorporating Sustainable Drainage Schemes (SuDS) which are useful in providing additional wildlife habitat and preventing flooding. As they may still hold polluted water these should not drain directly into existing wildlife habitat unless the filtration system is extensive.'</del></p> <p><b>Insert:</b> '<u>Surface water must be discharged in accordance with the surface water hierarchy in national planning practice guidance.</u>'</p>

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			<p><del>drain directly into existing wildlife habitat unless the filtration system is extensive.'</del></p> <p><i>'Surface water must be discharged in accordance with the surface water hierarchy in national planning practice guidance. Applications for major development will be required to incorporate sustainable drainage, which is multi-functional, in accordance with the four pillars of sustainable drainage, in preference to underground piped and tanked storage systems, unless there is clear evidence why such techniques are not possible. The sustainable drainage must be integrated with the whole of the landscaped environment and the strategy for biodiversity net gain. In accordance with the principles in the Ciria SuDS Manual, any surface water discharge must include a treatment train that demonstrates no unacceptable impact on the habitat of the receiving body.'</i></p>		
6. UU	NDP Policy W10 And WMDG	Comment	<p><b>Draft Policy W10 Warburton Masterplan</b></p> <p>UUW notes this policy which provides cross references to the Design Guidance of the Warburton NDP Masterplan and Design Guide. We have provided more detailed comment on this below under Policy W11.</p> <p>We note Map 8: Warburton NDP Masterplan. UUW wishes to query whether this masterplan has been fully informed by a full hydrological and hydrogeological assessment of the site which considers site topography, naturally occurring flow paths, ephemeral watercourses and any low-lying areas where water natural accumulates. The resultant masterplan must take account of such circumstances and any exceedance / overland flow paths from existing and proposed drainage features. It is not clear</p>	<p>Noted.</p> <p>The Warburton Masterplan was not informed by a hydrological and hydrogeological assessment. Refer not Table 1. The Warburton masterplan and Policy W10 will be deleted from the NDP and but retained on the website as a background document and evidence to inform the New Carrington Masterplan being led by TBC and</p>	No change – Refer to Table 1.

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			<p>whether the masterplan has been fully informed by such background evidence.</p> <p>In the context of this masterplan, we wish to highlight the importance of complying with development plan policy in Places for Everyone. In particular, the following criteria from Policy JP Allocation 30: New Carrington:</p> <p><i>'24. Undertake hydrological and ground investigations as necessary to inform the comprehensive masterplan and use of suitable construction techniques to ensure any loss or deterioration of irreplaceable habitat, and adverse impacts on the hydrology of undeveloped areas, is minimised. Where loss or deterioration is unavoidable, a suitable compensation strategy should be identified and delivered, including the potential restoration of lowland raised bog and complementary habitats elsewhere within the site;</i></p> <p><i>26. Deliver a clear and measurable net gain in biodiversity, including provision for long-term management of habitats and geological features which may include SUDs systems of high biodiversity value created as part of the overall flood risk and drainage strategy;</i></p> <p><i>34. Mitigate flood risk and surface water management issues, both within and beyond the site, through the design and layout of development and in accordance with an allocation wide flood risk, foul and surface water management strategy, which will form part of the Masterplan/delivery strategy (Criterion 1);</i></p> <p><i>36. Incorporate appropriate noise and air quality mitigation particularly along major transport corridors and in relation to existing and new businesses, facilities and employment uses, including existing operational wastewater treatment works;'</i></p>	<p>with the continued involvement of the PC.</p>	

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			<p>In the context of these criteria, we wish to emphasise the importance of:</p> <ul style="list-style-type: none"> <li>- a hydrological assessment to inform the development of the site;</li> <li>- the need for SuDS systems of high biodiversity value created as part of the overall flood risk and drainage strategy;</li> <li>- the need for an allocation wide foul and surface water management strategy to inform the approved masterplan; and</li> <li>- the need to incorporate any necessary noise and air quality mitigation in relation to the existing operational wastewater treatment works. This would include the operational wastewater treatment works at Partington, which sits to the north of the Warburton Masterplan.</li> </ul> <p>Any masterplan and associated design guidance that is approved by the local planning authority must fully reflect these criteria. We request that these matters are explicitly addressed in the design guidance that has been prepared. It may be necessary for any masterplan to be informed by appropriate assessments relating to odour and noise given the proximity of the allocation boundary to Partington Wastewater Treatment Works.</p>		
7. UU	NDP Policy W11  WMDG 3.5	Comment	<p><b>Draft Policy W11 Sustainable Design and Climate Change</b></p> <p>This policy refers to the following parts of the Masterplan and Design Guide:</p> <ul style="list-style-type: none"> <li>- Part 3.5 Water and Flood Risk; and</li> <li>- Part 5.3.3 Sustainability and Climate Change.</li> </ul> <p>Our comments on these parts are set out below.</p> <p><b><i>Part 3.5 Water and Flood Risk</i></b></p>	Accepted.  PC to refer to AECOM and ask for amendment to Design Guide part which will remain as NDP Appendix 4.	N/A

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>For consistency with national policy, we request that the Design Principles in this part are amended to state:</p> <p><i>'No <del>avoid siting</del> homes in high risk flood areas (having regard to all sources of flood risk) and mitigate increased risk of storms/flooding with high quality multi-functional sustainable drainage systems (see part 5.3.3 for more detail on SuDS requirements). These reduce the amount and rate at which surface water reaches sewers/watercourses.'</i></p>		
8. UU	<p>NDP Policy W11</p> <p>WMDG 5.3.3</p>	Comment	<p><b>Part 5.3.3 Sustainability and Climate Change Sustainable Drainage</b></p> <p>The 3rd paragraph of Part 5.3.3 states: <i>All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.'</i></p> <p>To more effectively outline the policy and design requirements for sustainable drainage within the Warburton Lane element of the Carrington allocation, we request that this paragraph is supplemented with the following text:</p> <p><i>'Proposals for development at the Warburton Lane element of the Carrington allocation must be consistent with the allocation wide strategy for foul and surface water management required by Places for Everyone, informed by a hydrological assessment and an assessment of flood risk from all sources. Surface water must be discharged in accordance with the surface water hierarchy in national planning practice guidance. The design of proposals must assess and respond to the existing hydrological characteristics of</i></p>	<p>Accepted.</p> <p>PC to refer to AECOM and ask for amendment.</p> <p>PC to refer also to TBC for consideration in New Carrington Masterplan.</p>	N/A

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p><i>a site to ensure a flood resilient design is achieved and water / flooding is not deflected or constricted. The whole development must make space for sustainable drainage that is multi-functional and designed in accordance with the four pillars of sustainable drainage (water quantity, water quality, amenity and biodiversity). The sustainable drainage must be integrated with the whole of the landscaped environment and the strategy for biodiversity net gain. SuDS features shall include permeable surfacing, soakaways, filter drainage, swales, bioretention tree pits, rain gardens, basins, ponds, reedbeds, wetlands, etc. Any drainage should be designed in accordance with 'Ciria C753 The SuDS Manual', sewerage sector guidance, or any subsequent replacement guidance.'</i></p> <p>It is important that the NP and associated design guidance includes clarity in relation to the requirement for sustainable drainage systems at the Warburton Lane element of the Carrington allocation. This clarity is critical to avoid regulatory / policy uncertainty and ensure a level playing to housebuilders operating in a competitive setting when acquiring a site (see <i>Sustainable drainage and new housing developments, Payne, Walker, Illman and Sharp, 2023</i>). We strongly recommend that policy and the design guidance clearly identify the need for the proposed development to make space for multi-functional sustainable drainage systems as part of a wider masterplan. As evidenced in the aforementioned research, clarity of policy requirements will help to secure better sustainable drainage results in the final design of the development.</p>		
10. UU	NDP Policy W11	Comment	<i>Water Efficiency</i>	Accepted.	N/A

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
	WMDG 5.3.3		<p>We also note the following paragraph relating to water efficiency:  <i>'The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.'</i></p> <p>Building Regulations Part G includes an optional standard for water efficiency of 110 litres per person per day (l/p/d) for new residential development which can be implemented through local planning policy where there is a clear need based on evidence. We have enclosed evidence prepared by Water Resources West to support the adoption of the Building Regulations optional requirement for local authorities in North West England and the Midlands. We therefore recommend the inclusion of the following additional wording as a new policy in the emerging NP and cross referenced in the associated design guidance regarding water efficiency.</p> <p><i>'All new residential developments must achieve, as a minimum, the optional requirement set through Building Regulations Requirement G2: Water Efficiency or any future updates.'</i></p> <p>We also suggest that any non-residential development should also be the subject of water efficiency requirements as per the below recommended wording:  <i>All major non-residential development shall incorporate water efficiency measures so that predicted per capita consumption does not exceed the levels set out in the applicable BREEAM 'Excellent' standard.'</i></p> <p>We wish to highlight that improving water efficiency makes a valuable contribution to water reduction as</p>	<p>PC to refer to AECOM and ask for amendment.</p> <p>PC to refer also to TBC for consideration in New Carrington Masterplan.</p>	



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			well as carbon reduction noting that water and energy efficiency are linked. We also wish to note the associated societal benefits by helping to reduce customer bills.		
11. UU	Policy W13	Comment	<p><b>Draft Policy W13 Local Green Space</b></p> <p><b><i>Investment in Future Infrastructure</i></b></p> <p>UUW requests the support of all bodies for future investment in infrastructure to deliver water and wastewater infrastructure investment in a timely manner. UUW wishes to highlight that it owns assets which are currently situated in protected areas such as local green space. Upgrades to these assets may be required in the future, and it is important to ensure that any required upgrades to these assets can be made in order for us to meet the infrastructure requirements of proposed future development in the region and environmental improvement drivers.</p> <p>Investment associated with our water and wastewater infrastructure is influenced by a number of factors including the construction of new facilities to take account of new environmental requirements, growth, the need to respond to the carbon challenge, or the need to invest in new updated infrastructure. In our next investment period (2025-30), we are proposing the biggest investment in water and wastewater services across the North West in over 100 years. Our recent submission to Ofwat proposed £13.7 billion of planned investment between 2025-30, which is now under consideration by our regulator and will be the subject of a final determination.</p> <p>The drivers for this investment include the Environment Act 2021, which has set a requirement to</p>	Accepted.  (This now refers to Policy W12.)	Amend Policy W12 as recommended.  Add the following wording:  <u>'Investment in water and wastewater utility infrastructure needed to meet environmental requirements will be supported.'</u>

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>progressively reduce storm spills into the environment. This obligation has triggered the need for significant future investment in our wastewater assets (treatment and network). Such investment will be constrained by engineering circumstances to determine the most appropriate location for additional storage to reduce spills. This may necessitate investment in constrained and protected locations in our urban and rural environments.</p> <p>We note the areas that have been identified as local green space in the draft NP. In some instances these spaces are the location for underground water and wastewater infrastructure. Upgrades to these assets may be required in the future, and it is important to ensure that any required upgrades can be made for us to meet the infrastructure requirements of proposed future development in the region and future environmental drivers</p> <p>UUW requests that NP policy is worded to recognise that infrastructure improvements, located within such protected areas, are appropriate forms of development. We request that Policy W13 allows for the delivery of water and wastewater infrastructure by insertion of the following wording within the policy.</p> <p><i>'Investment in water and wastewater utility infrastructure needed to meet environmental requirements will be supported.'</i></p> <p>If you have any queries or would like to discuss this representation, please do not hesitate to contact me at <a href="mailto:planning.liaison@uuplc.co.uk">planning.liaison@uuplc.co.uk</a>. Yours faithfully</p>		

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
12. HE	All	General Comment	<p>Dear Warburton Parish Council</p> <p><b>Warburton Neighbourhood Development Plan Regulation 14 Consultation, July 2024</b></p> <p>As the public body that advises on England's historic environment, we are please that you have consulted Historic England on the draft Warburton Neighbourhood Plan.</p> <p>The area contains designated heritage assets (such as listed buildings and a conservation area). The plan area is also likely to contain many other features of local historic, architectural or archaeological value.</p> <p>We do not wish to comment on the detail of this draft Plan as we consider that the planning and heritage/design staff at Trafford Council are best placed to assist in relation to the historic environment; but we are happy to offer you our general guidance.</p> <p>If you have not already done so, we also recommend that you also speak to the staff at GMAAS who manage the Historic Environment Record (HER, formerly SMR). They should be able to provide up to date details of locally important buildings, archaeological remains and landscapes as well as designated heritage assets.</p> <p>To ensure that the protection and enhancement of the historic environment is fully embedded within the draft Plan, we recommend that you refer to our advice on neighbourhood planning, and particular our <i>Neighbourhood Planning and the Historic Environment Advice Note No. 11</i> (HEAN11) and our 4 information sheets, which are available on our website here:</p>	<p>Noted.</p> <p>The PC is working closely with TBC planning policy team and the conservation officer to refine policy wording and provide suitable supporting evidence to underpin policies.</p>	No change.

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>&lt;<a href="https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/</a>&gt; This should be the first port of call for advice on heritage in neighbourhood plans.</p> <p>Other Historic England advice that you may find of use includes:</p> <ul style="list-style-type: none"> <li>• HE Advice Note 2 - Making Changes to Heritage Assets (HEAN2): <a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a> <a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a></li> <li>• HE Good Practice Advice in Planning 3 - The Setting of Heritage Assets (GPA3): <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a> &lt;<a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a>&gt;</li> <li>• HE Advice Note 7 - Local Heritage Listing (HEAN7): <a href="https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/">historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</a> &lt;<a href="https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/">https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7</a>&gt;</li> <li>• HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment (HEAN8): <a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a> &lt;<a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a>&gt;</li> </ul> <p>The National Planning Policy Framework (NPPF) indicates that plans should set out a positive strategy for the conservation and enjoyment of the historic</p>		

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			<p>environment (para 196) and can include detailed policies on conserving and enhancing the historic environment and establishing design principles (para 28).</p> <p>It is important that your plan identifies heritage assets in the area and includes a positive strategy to safeguard those elements that contribute to their significance. This will ensure they can be appropriately conserved and enjoyed now and in the future. The plan might, for example, address the following:</p> <ul style="list-style-type: none"> <li>• Consider how the plan's objectives can be achieved by maximising the wider social, cultural, economic and environmental benefits of the area's heritage, e.g. regeneration, tourism, learning, leisure, wellbeing and enjoyment.</li> <li>• Locate new development to protect the significance of heritage assets and their settings.</li> <li>• Give detail on the expected scale, density, massing, height, landscape, layout, materials and access of new development.</li> <li>• Offer solutions to heritage assets that are at risk from their condition or vacancy; or are vulnerable to becoming so during the life of the plan. The national register does not ordinarily cover Grade II listed buildings or non-designated heritage assets, so your plan could usefully consider whether there are any are at risk.</li> <li>• Consider how the significance of heritage assets can be enhanced.</li> </ul> <p>As well as designated heritage assets, your plan presents an opportunity to include a positive strategy for local heritage assets (these may include buildings, monuments, sites, places, areas, landscapes or views that are important to the local community for their heritage value). Government's National Planning</p>		

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			<p>Practice Guidance (PPG) is clear that neighbourhood plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale.</p> <p>The strategy and policies in your plan should be based on proportionate, robust evidence. For heritage, this might include a characterisation study, historic area assessment or archaeological appraisal, for example. Rather than just the presence or absence of heritage assets, evidence should focus on what makes them significant and, where relevant, vulnerable.</p> <p>In terms of the plan's policies, rather than re-writing higher-level policy, we suggest that neighbourhood plan policies add local depth to their application. For example, setting out specific themes, characteristics or features to be protected, or what measures would be acceptable to mitigate the impact of development that higher-level policy might allow. Policies can also set out good design principles, local characteristics and appropriate materials to which new development will be required to respond. Paragraph 132 of the NPPF supports this, saying that neighbourhood planning groups can play an important role in identifying the special qualities of the area and explain how this should be reflected in development.</p> <p>We also recommend that you familiarise yourself with the terminology of historic environment planning (such as "historic environment", "conservation", "significance", "heritage asset", and "setting") by referring to the glossary in the NPPF, and ensure that your plan maintains consistency with the terminology</p>		

Warburton NDP Consultation Statement

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			<p>used in the NPPF. We also suggest copying these and other terms across to your plan's own glossary.</p> <p>Finally, and to avoid any doubt, this guidance does not reflect our obligation to provide further advice on, or potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment. Thank you for providing Historic England with the opportunity to comment.</p> <p>Yours sincerely,</p>		

**Warburton Neighbourhood Development Plan  
Regulation 14 Consultation  
Consultation Responses**

**Table 3: Stantec on behalf of Redrow Homes**

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.	All	Comment - General	<p><b>Introduction</b></p> <p><b>Overview</b></p> <p>1.1 These representations are submitted to Warburton Parish Council (hereafter referred to as the 'the Parish Council') on behalf of our Client, Redrow Homes, in response to the Parish Council's Regulation 14 Consultation on the Draft Warburton Neighbourhood Development Plan 2024 – 2039 (the "NDP") which was published for consultation on 8th July 2024.</p> <p>1.2 The consultation runs until 31st August 2024 and comprises two documents:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Draft Warburton Neighbourhood Development Plan 2024-2039</li> <li><input type="checkbox"/> Draft Warburton Masterplan and Design Guide (Appendix 4 of the Draft Plan)</li> </ul> <p>1.3 The Neighbourhood Plan area comprises a 1,153ha parcel of land including and surrounding the village of Warburton. Redrow Homes land interests relate to the greenfield land to the north of the Neighbourhood Plan area. The majority of Redrow's interests fall within the 'Warburton Lane' area of Places for Everyone (PfE)</p>	<p>Noted.</p> <p>See responses to detailed points below.</p>	<p>No change.</p>



Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>allocation JPA30 for New Carrington (herein referred to as "Warburton Lane").</p> <p>1.4 It is essential that the policies of the NDP support the strategic policies of the Development Plan and facilitate the delivery of a sustainable and successful development at Warburton Lane which, in turn, supports the delivery of a sustainable New Carrington Development; including the delivery of significant local infrastructure. We therefore submit these representations as a critical friend with a view to assisting the Parish Council in submitting an appropriate NDP.</p> <p><b>About Redrow Homes</b>                      1.5 Founded in 1974, Redrow Homes is a leading, premium housebuilder with a history of delivering quality housing across Trafford and the wider Greater Manchester region. Redrow employ three core themes across all their developments: creating thriving communities, building responsibly, and valuing people. This approach has earned them a distinguished reputation for constructing high-quality, attractive homes that people want to live in.</p> <p><b>National Planning Policy Framework (NPPF, 2023)</b>                      1.6 In preparing these representations, our Client has had regard to paragraph 37 of the National Planning Policy Framework (NPPF, 2023) which writes that neighbourhood plans must meet certain 'basic conditions' and other legal requirements before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.</p> <p>1.7 The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the</p>		

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>Planning and Compulsory Purchase Act 2004. The relevant basic conditions are as follows:</p> <p><i>a. 'having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).</i></p> <p><i>d. the making of the order (or neighbourhood plan) <b>contributes to the achievement of sustainable development.</b></i></p> <p><i>e. the making of the order (or neighbourhood plan) <b>is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).</b></i></p> <p><i>f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.</i></p> <p><i>g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).</i></p> <p>1.8 As set out above, the focus of Redrow's comments is the extent to which the NDP will deliver sustainable development which is in conformity with the Strategic Policies of the Development Plan; specifically, the policies of the newly adopted PfE.</p> <p>1.9 National Planning Guidance provides some guidance on how NDPs can meet the basic conditions and Paragraph 74 (Reference ID: 41-074-20140306) sets out what is meant by 'general conformity'. It states:  <i>When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:</i></p> <ul style="list-style-type: none"> <li><i>• whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with</i></li> </ul>		

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<ul style="list-style-type: none"> <li>• <i>the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy</i></li> <li>• <i>whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy</i></li> <li>• <i>the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach</i></li> </ul> <p><b>Structure of Representations</b></p> <p>1.10 In terms of our Client's representations, this document is structured as follows:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Section 2 will provide the context for these representations including an overview of Redrow's land interest at Warburton Lane including an overview of its adopted planning policy context and planning history; including involvement in the preparation of the NDP.</li> <li><input type="checkbox"/> Section 3 will outline our Client's commentary on the draft Planning Policies within the Warburton Neighbourhood Development Plan</li> <li><input type="checkbox"/> Section 4 will provide commentary on the emerging Design Guide Document, also out for consultation.</li> <li><input type="checkbox"/> Section 5 will provide concluding comments taking all of the aforementioned sections in the round, and will make recommendations as appropriate.</li> </ul>		
2.	All	Comment - General	<p><b>2 Redrow Context for Representations</b></p> <p>2.1.1 Our Client's land interests relate to an area of land totalling approximately 44 ha off of Warburton Lane, the extent of which has been illustrated within the below plan</p>	Noted.	No change.

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p><b>(Figure A)</b>. Some 36 ha resides within Warburton Parish and the remainder within the Partington Parish. It is the shared aspiration of both Redrow and the Council to create a new community on the land within Redrow's control with its own sense of place, character and identity.</p> <p><b>Existing Policy Position</b></p> <p>2.1.2 The majority of Redrow's site falls within the 'Warburton Lane' area of Places for Everyone (PfE) allocation JPA30 for New Carrington and within the Warburton Parish Boundary; part of Redrow's interests sit to the north east of Warburton Lane in an area defined as Partington East within JPA30. The Warburton Lane area forms the southernmost part of the mixed use allocation at New Carrington which comprises of circa 5,000 homes and 350,000spm of new employment space.</p> <p>2.1.3 The location has already been identified as being a suitable location for residential development through its Allocation within the PfE. Redrow are in the process of preparing two planning applications for their land interests; a full application to the west of Warburton Lane and a hybrid application to the east of Warburton Lane. The hybrid application (to the east of Warburton Lane) will comprise a full application where the Site bounds Warburton Lane at its west and an outline application to the east, to allow an element of flexibility in how the Site connects to neighbouring land parcels and the remainder of the New Carrington Allocation to the north east.</p> <p>2.1.4 Allocation JPA30 requires that development comes forward in accordance with a masterplan that has been developed in consultation with the local community and approved by the local planning authority. The masterplan must include a phasing and delivery strategy, as required</p>		

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			<p>by policy JP-D1 of the PfE. Part one of Policy JPA30 requires that the masterplan will be prepared in partnership with key stakeholders to ensure the whole allocation is planned and delivered in a coordinated and comprehensive manner with proportionate contributions to fund necessary infrastructure.</p> <p>2.1.5 The focus of the Council at the time of writing is on its Phase 1 of the NCM which concerns delivery; particularly the mapping out of infrastructure requirements and how they will be provided and funded. The Council proposed to prepare a Phase 2 of the NCM which will look at Spatial Strategy for the wider allocation and Phase 3 which will provide guidance on Design; the latter stage is likely to have interact / have regard to the emerging Trafford Design Code which is due to be adopted by the Council in September 24.</p> <p>2.1.6 Trafford Council, with its consultants (Deloitte and WSP) are preparing a New Carrington Masterplan (NCM) which will be adopted as an SPD and will fulfil the PfE requirement for a Masterplan. Redrow are working with the Council and its consultants through its developer and landowners workshops. We understand the Parish Council party to the Masterplanning process.</p> <p>2.1.7 The emerging NCM and Design Code being prepared by the Council (along with the Policies of the PfE which it seeks to deliver) provides the overarching policy guidance which will secure the delivery of a comprehensive development across the New Carrington allocation and is necessarily the focus of Redrow in developing its proposals for Warburton Lane. Policy JPA30 of the PfE is a strategic policy which is fundamental to meeting the needs of Trafford Borough as well as being a critical regeneration piece for Greater Manchester.</p>		

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3.	All	Comment - General	<p><b>Planning History</b></p> <p>2.1.8 Part of the above land was subject, in 2019, to an outline planning application which was accompanied by an ES was submitted by the Applicant (98031/OUT/19) for development of up to 400 dwellings with access and infrastructure on part of the land forming the site within this EIA Scoping Report. Trafford Council cited ten reasons for refusal and a subsequent appeal (PINS Ref: APP/Q4245/W/19/3243720) was dismissed.</p> <p>2.1.9 At the time, the development of the Site was not supported by the Development Plan which weighed against the development. However, as part of the appeal, the Inspector concluded that the scheme did not meet its affordable housing requirement and harm arising from that shortfall, combined with harm on the landscape and some designated and non-designated built (above-ground) heritage assets, weighed against the scheme.</p> <p>2.1.10 It is Redrow's intention to provide a policy compliant level of affordable housing at Warburton Lane which will contribute towards the minimum 15% affordable housing requirement across the New Carrington Allocation; alongside contributing significantly (and proportionately) to the wider infrastructure requirements of New Carrington. The proposed development will be submitted for consideration in detail at its most sensitive edges and will provide decision makers with certainty as to how the landscape and heritage impacts of the development will be mitigated.</p> <p>2.1.11 The above approach is being discussed through pre-application discussions with the LPA and is being tested through Design Review Panel being provided by Places Matter which have provided overarching design guidance</p>	Noted.	No change.

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>as to how the site can be brought forward to maximise the design quality of the scheme and best mitigate impacts on the landscape and heritage. Both applications will be submitted with an updated Environmental Statement (ES) which addresses any potential of the scheme to have significant impacts on landscape and visual impact and heritage.</p> <p>2.1.12 The above process will inform a wider public consultation with the local community and local stakeholders proposed in September; this will include Warburton Parish Council.</p>		
4.	All	Comment - General	<p><b>Engagement with the NDP</b></p> <p>2.1.13 Redrow is generally disappointed with the lack of consultation that the Parish Council has undertaken with it during the course of preparation of the draft NDP.</p> <p>2.1.14 The Parish Council have been in the evidence gathering / drafting process for preparing the NDP since at least 2019 when Redrow previously pursued an outline planning application and subsequent appeal; indeed, the Parish Council were party to the Appeal as a Rule 6 Party. The Parish is aware that Redrow control interests at Warburton Lane and will be responsible for delivering its development, the only substantial development proposed within the Parish. We consider that the NDP and the Council's design guide and master planning document should have been prepared in co-operation with Redrow who will be delivering it.</p> <p>2.1.15 The importance of involving key stakeholders, including landowners and developers in bringing forward a masterplan for the wider area has been made clear within the PfE Allocation for New Carrington. The PfE examination</p>	<p>Not accepted.</p> <p>The PC has notified Redrow Homes (or their agent) at key points in the NDP's preparation and invited them to comment. Copies of correspondence with Redrow's agents relating to earlier informal consultation on the emerging Draft Plan in 2023 are provided in Appendix 2.</p> <p>Redrow did not provide detailed comments to the emerging NDP policies or the Draft Masterplan.</p> <p>An objection was submitted in response to the informal consultation on the</p>	No change.

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>demonstrated that the wider allocation is challenging with regards to viability, including delivery of physical infrastructure and social infrastructure, and relies on the delivery of a viable scheme at Warburton Lane that also delivers an enhancement in the local market conditions for New Carrington; the Parish Council have been involved in those discussions through the P/E Examination. The input of developers who will be delivering the Allocation is crucial to understanding what can be achieved at the Allocation; this includes Redrow and its sites at Warburton Lane.</p> <p>2.1.16 Subsequently, the developing of a NDP and masterplan / design guide without regard to Redrow has resulted in both documents having unrealistic and unviable expectations for Warburton Lane which these representations seek to address at this late stage of the drafting process. Ultimately, unless those issues which undermine the delivery of development at Warburton Lane can be resolved, Redrow would be compelled to object to the NDP. This is not a position which Redrow wish to be in.</p> <p>2.1.17 Redrow notes that the Council has been preparing its NDP since 2019 and has some community consultation including an informal consultation on the emerging Draft Neighbourhood Plan and Warburton Draft Master Plan and Design Guide June 2023). Redrow raised its disappointment at not being engaged with the Parish's NDP process at this stage; indeed, Redrow noted that it had not been notified, nor its views sought on the informal consultation. The Parish Council's response made clear that its expectation was for Redrow to meaningfully engage with the Parish on its emerging plans but, despite being requested, no such offer has been forthcoming.</p>	<p>proposed Local Green Spaces. The PC decided to include the LGS in the Draft Plan in order to allow more local people to comment on the proposal, before a final decision was made.</p> <p>More detailed information is provided in the accompanying Consultation Statement.</p>	



Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>2.1.18 Robust consultation on the NDP is a requirement of paragraph 16 of the NPPF which states that, among other things, Plans (including Neighbourhood Plans) should be shaped by early engagement between plan- makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees. As set out above, Redrow will be a necessary stakeholder which will be responsible for delivery of development at Warburton Lane.</p> <p>2.1.19 National Planning Guidance (NPG) provides more information on consulting on, and publicising, a neighbourhood plan and notes that a qualifying body should be inclusive and open in the preparation of its neighbourhood plan and ensure that the wider community is kept fully informed of what is being proposed, is able to make their views known throughout the process, has opportunities to be actively involved in shaping the emerging neighbourhood plan and is made aware of how their views have informed the draft neighbourhood plan.</p> <p>2.1.20 Paragraph 048 [Reference ID: 41-048-20140306] of the NPG addresses the question of whether qualifying bodies should involve other public bodies, landowners and the development industry in preparing a draft neighbourhood plan or Order. It states:  <i><b>"A qualifying body must consult any of the consultation bodies whose interest it considers may be affected by the draft neighbourhood plan or Order proposal. The consultation bodies are set out in Schedule 1 to the Neighbourhood Planning (General) Regulations 2012 (as amended). Other public bodies, landowners and the development industry should, as necessary and appropriate be involved in preparing a draft neighbourhood plan or Order. By doing this qualifying bodies will be better placed to produce plans that</b></i></p>		

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p><i>provide for sustainable development which benefits the local community whilst avoiding placing unrealistic pressures on the cost and deliverability of that development.</i>" (our emphasis)</p> <p>2.1.21 With regard to the above, we urge the Parish Council to take into consideration our comments set out within these representations and engage meaningfully with Redrow in the preparation of its NDP. As you will see from these representations, we consider that the preparation of a Masterplan and / or Design Code which crosses over with a Masterplan and Design Code being prepared by the LPA runs a significant risk of undermining the requirements of the strategic policies of the PfE and should be avoided; however, if those documents are to be produced, Redrow should be engaged for the exact reasons set out in Paragraph 048 if the NPG above.</p> <p><b>3 Comments on Neighbourhood Development Plan</b></p> <p>3.1.1 The purpose of this Section is to respond to content and policies presented within the Regulation 14 NDP. As set out above, the intention of these comments is to ensure that the emerging policies meet the basic conditions for an NDP. These comments, where relevant, refer to policies insofar as they might be likely to impact the delivery of Redrow's land interest as set out within Section 2 of these representations. For the avoidance of doubt, the successful, sustainable and viable delivery of development at Warburton Lane is essential for the delivery of the special policies within the PfE; particularly JPA30 'New Carrington'.</p>		
5.	NDP 2.15	Comment	<b>Section 2.0: A Neighbourhood Development Plan for Warburton</b>	Noted.	Possible change to Map 3 - TBC

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	Map 3		<p>3.1.2 The Warburton Archaeological and Historic Buildings Assessment Overview is referenced in Paragraph 2.15 of the NDP. It is not our intention to provide a commentary on that document within these representations. Redrow has provided comprehensive evidence in relation to designated and non-designated heritage assets (both above and below ground) in relation to its previous Planning Appeal (and is reviewing that information in relation to its emerging planning applications) which will take account of relevant recordings / evidence of heritage assets including, where relevant, those identified within the Parish Council's report.</p> <p>3.1.3 However, the heritage referenced within Section 2 of the Assessment is not entirely consistent with the heritage presented in Map 3 of the NDP in terms of the features described. It is also more contentious in discussing the legibility and survival of the park features.</p> <p>3.1.4 The Client requests that the Assessment is reconsidered against Map 3 of the Plan and, for consistency, amended so that the two elements are aligned in their approach.</p>	PC to refer comments to report author (MN) and ask to review consistency of report and Map 3.	
6.	NDP 2.17	Comment	3.1.5 At 2.17 the NDP notes that it cannot be used to object to major development proposals. We are not sure what the purpose of this statement is. Indeed, an NDP can be used to object to major development proposals where they do not accord with the Development Plan. We have assumed that the NDP means to say that there are a number of development proposed by strategic policies within the Development Plan which it cannot object to. If that is the case, we suggest that this reference to 'objection' is removed and instead references the basic conditions which state that the NDP must not conflict with those policies. We	Accepted. Amend wording as recommended.	<p><b>Amend text to:</b></p> <p><u>'The NDP must not conflict with strategic policies within the Development Plan and the Parish Council is committed...'</u></p>

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			support the Parish's commitment to adding value to and informing planning decisions.		
7.	NDP 2.18	Comment	3.1.6 Paragraph 2.18 goes on to reference PfE Allocation JPA30 as one of those major developments and references 'the high level masterplan (New Carrington GMSF Master Plan, September 2020)' which identified several parcels of land for development to the south of the Red Brook. Whilst we do not dispute that the 2020 masterplan does indeed do what the NDP says, we consider that it is not a helpful reference here given the requirement within PfE Policy JPA30 for a new Masterplan to be approved. For clarity, we also suggest that reference to HS2 is omitted entirely (from the plan and its mapping).	<p>Partially accepted.</p> <p>Refer to TBC comments in relation to TBC led Carrington Masterplan.</p> <p>The map should not be amended. HS2 still retain the possible route (and several adjacent properties). As far as the PC is aware HS2 have no immediate plans to relinquish the route.</p>	<p><b>Amend text.</b></p> <p>Delete reference to previous Masterplan and provide an up-to-date reference to new masterplan in line with TBC comments.</p> <p>Add text to 2.22 first bullet point:  '<u>Development of the site will be required to be in accordance with a masterplan that has been developed in consultation with the local community and approved by the local planning authority. The masterplan must include a phasing and delivery strategy, as required by policy JP-D1. Central to the masterplan shall be the consideration of opportunities to restore habitats, strengthen ecological networks, and manage the carbon and hydrological implications of</u></p>

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					<u>development, having regard to the presence of peat on parts of the site.'</u>
8.	NDP 3.4	Comment	<p><b>Section 3.0: A Portrait of Warburton</b></p> <p>3.1.7 Paragraph 3.4 states that there is evidence that a large area of the northwest of the parish around Warburton Park was occupied by a medieval deer park, believed to date from the 1200s. It states that this is a significant heritage asset with potential for further archaeological interest. It is vital that language used in relation to heritage (a carefully considered part of planning law and policy) is accurate and clear. Warburton Park is not a designated heritage asset as reference to it as a significant heritage asset implies (such language is confusing when read alongside national guidance within the NPPF which the NDP must have regard to (see basic condition a)). We consider that this part of the Plan should be amended to clarify that the Warburton Park is a non-designated heritage asset of local value (this was confirmed at the previously mentioned Planning Appeal).</p>	<p>Accepted.</p> <p>Refer to TBC advice in Table 1 and correct wording.</p>	No further change to 3.4.
9.	NDP 3.6	Comment	<p>3.1.8 At paragraph 3.6 of the NDP states that a list of Non designated Heritage Assets (NdHAs) is in the process of being adopted by Trafford Council. Appendix 3 of the NDP replicates that draft list.</p> <p>3.1.9 We comment on the Council's Policy W7 on Non-Designated Heritage Assets later in this chapter. However, as above, we consider that it is vital for all readers that the NDP is clear and consistent with national policy in relation to heritage assets. The Plan should not reference the draft list prior to its adoption by Trafford Council. In the event</p>	<p>The List of NdHAs and text relating to their adoption will be updated following advice from TBC.</p> <p>The PC has been working closely with TBC on the local list. Many NDPs include candidate lists for adoption by the LPA.</p>	No further change to 3.6 or App 3.

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			<p>that Trafford Council made any changes to the draft list, the NDP would fall immediately out of date and be a confusing reference for any reader; particularly a lay reader. We suggest that reference is simply made to Trafford's list and a link provided.</p> <p>3.1.10 For the avoidance of doubt, we consider that it is the role of local planning authorities (Trafford Council in this case) to identify (and provide a list of) non-designated heritage assets, rather than the role of the Parish or the NDP. The NDP should not confuse that process.</p>		
10.	Vision and Objectives	Support	<p><b>Section 4.0: Vision and Objectives</b></p> <p>3.1.11 Redrow's ethos as a business, as well as their aspirations for Warburton Lane, align with the proposed social, environmental, and economic values presented in the draft Neighbourhood Development Plan. Therefore, Redrow supports Section 4.0, subject to the comments below.</p> <p>3.1.12 Neighbourhood plans are underpinned by local and strategic policy. Paragraph 13 of the NPPF states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies. Furthermore, basic condition e) also reiterates that neighbourhood plans should be produced in conformity with the strategic policies contained within the relevant development plan.</p> <p>3.1.13 In this case, the draft vision and objectives closely reflect the policy requirements and reasoned justification for the PfE JPA30 strategic allocation, both of which are geared towards the delivering of sustainable development.</p>	Noted.	No change.

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11.	Vision and Objectives	Comment	<p>3.1.14 The Warburton Lane development aims to create a high-quality, contextually designed community with associated infrastructure that promotes active travel. Public consultation for the forthcoming applications is being prepared, and the Client is eager to maintain active communication with local stakeholders and incorporate feedback into emerging proposals. The Client's development proposals for the Warburton Lane area of the JPA30 allocation will make a positive and significant contribution to meeting the vision and objectives outlined in the draft Neighbourhood Plan.</p> <p>3.1.15 Redrow consider that the successful delivery of Warburton Lane will play an integral role in achieving the vision outlined within the draft plan. We therefore propose that the wording of Section 4.0 is amended to incorporate and positively reference the NDP supporting the forthcoming Warburton Lane development, in accordance with NPPF p13 and basic condition e).</p>	<p>Partially accepted.</p> <p>The NDP should provide a positive framework for future development.</p>	<p><b>Add to Objectives:</b></p> <p><b><u>'To provide a positive, locally led planning framework which provides detail and adds value to strategic policies for proposals within the Warburton neighbourhood plan area'</u></b></p> <p><b><u>(All policies)</u></b></p>
12.	NDP Policy W1	Comment	<p><b>Section 5.0: Planning Policies</b></p> <p><b>Draft Policy W1: Conserving and Enhancing Local Landscape Character</b></p> <p>3.1.16 Redrow is supportive of a policy within the NDP which considers landscape character. However, the level of protection offered to different landscapes is set out within national policy and the NDP must have regard to that policy approach (Basic Condition a)).</p> <p>3.1.17 Paragraph 180 of the NPPF states that planning policies should contribute to and enhance the natural and local environment by:</p> <p><i>a) <b>protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner</b></i></p>	<p>Noted.</p> <p>The NDP and supporting documents provide detailed evidence about the importance and significance of Warburton's landscape character and historic landscape character.</p>	<p>No change.</p>

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			<p><i>commensurate with their statutory status or identified quality in the development plan);</i></p> <p><i>b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; (...) (our emphasis)</i></p> <p>3.1.18 Development Plan policy should 'protect and enhance' landscapes where they are 'valued landscapes' in the meaning of the NPPF. Paragraph 34 and 39 of the aforementioned Appeal deals with whether the land around Warburton is a valued landscape and the Inspector noted that <i>"In this case the landscape in question includes the village of Warburton and its former deer park. This is within an Area of Landscape Protection under saved policy ENV17. However, <b>this designation applies to all of the landscape types that make up the open areas of the Borough. It does not indicate that the landscape around Warburton has a special quality or is anything other than of local value.</b>"</i> (Our emphasis).</p> <p>3.1.19 They go on to state <i>"Undoubtedly this is an attractive area of countryside that it is generally representative of the Settled Sandlands landscape type. Local people clearly hold it in high regard. However, I cannot agree that it is sufficiently intact or visually apparent to be of regional importance. <b>I do not consider that it is a valued landscape within the terms of paragraph 170 of the Framework.</b>"</i> (Our emphasis).</p> <p>3.1.20 This is reiterated within Paragraph 45 of the Appeal decision which states that the Inspector agreed with the Council and the Appellant that <i>'<b>this landscape has medium sensitivity and medium susceptibility to change</b>'</i>. There has been no material change in the</p>		



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			baseline landscape or visual setting of the site since the Appeal Decision that would change this decision.		
13.	NDP 5.1.1	Object	<p>3.1.21 With regard to the above, we cannot agree with paragraph 5.1.1 of the NDP which claims “<i>Warburton has a very distinctive landscape character</i>”. This reference should be removed.</p> <p>3.1.22 Whilst it is therefore the requirement of the NPPF that the intrinsic value of the landscape is recognised (and policy encourages that the landscape is enhanced), it is not compatible with national policy that Policy W1 requires protection or ‘conservation’ of the landscape as per the title of draft Policy W1. We suggest that the policy is re-titled to ‘Respecting Local Landscape Character’.</p>	<p>Partially accepted.</p> <p>Not accepted. The Policy goes further than ‘respecting’ landscape character.</p>	Amend 5.1.1. Insert ‘ <u>local</u> ’ after ‘distinctive’
14.	NDP Policy W1	Object	<p>3.1.23 Our same objection falls to the part of W1 which requires “All proposals <b>should have regard to the design principles for Landscape and Views</b> set out in Part 3 of the Warburton Masterplan &amp; Design Guide”.</p> <p>3.1.24 Those design principles in Part 3 of the Warburton Masterplan and Design Guide state:</p> <p>“• <i>Future development <b>should aim to protect and enhance the key characteristics</b> of the Landscape character areas that it falls within.</i></p> <p>• <i>Key view corridors should be preserved. Where proposals could impact on views, design responses such as lower building heights or screening using vegetation can be used to reduce the visual impact of development on the landscape.</i>”</p> <p>3.1.25 As above, we object to a policy mechanism that requires the protection of characteristics within the landscape where they are not defined as being of any particular value in planning terms; we consider that the policy wording of W1 combined with the Design Principles</p>	<p>Not accepted.</p> <p>Refer to PfE Justification for JPA30:</p> <p><u>‘Landscape</u></p> <p><b>11.398</b> <i>Much of the Carrington / Partington area is currently undeveloped and open, development proposals will therefore be required to consider the landscape setting of the site and enhance the transition from the urban edge to the open countryside. Development should have regard to views/vistas into and out of the site, as well as sensitive receptors through the</i></p>	No change.

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			<p>in Part 3 seek to achieve that and this reference to the design guide should be deleted. Inadequate assessment of landscape sensitivity and the sensitivity of visual receptors is included in the NDP to support any such policy.</p>	<p><i>retention of existing natural features important to the Mossland and Lowland Farmland landscape character type of the area in particular hedgerows, ditches, rides and small pockets of woodland and the introduction of additional tree planting and vegetation to soften new development. Areas of the site and surrounding area, such as Warburton Deer Park, Warburton Village Conservation Area and Carrington Moss, have particularly high landscape sensitivity as regards views south to Warrington and Cheshire and therefore development proposals will need to have regard to these sensitivities (where relevant) and demonstrate how any landscape impact can be appropriately mitigated.'</i></p> <p>The Warburton LCA includes coverage of landscape sensitivity for each Landscape Type. The sensitivity of visual receptors is a general factor not normally covered</p>	

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				<p>in an LCA but is covered when proposals within or adjacent to a specific Landscape Type or Area is considered. The PfE justification is very important as the Warburton LCA does not include the Redrow development - it cannot as the Redrow development does not yet exist.</p>	
15.	NDP Policy W1	Support / Comment	<p>3.1.26 We support Policy W1 where it requires development proposals recognise and respond positively to the intrinsic local landscape character of the Warburton neighbourhood plan area. We also support the principle that landscape proposals should be sympathetic and appropriate to the relevant Landscape Character Type.</p> <p>3.1.27 However, we consider that the landscape character type is adequately defined by existing landscape character assessments which have been referenced within the supportive text of the NDP. We do not support the NDP reference to landscape features being identified within the Landscape Character Assessment for Warburton.</p> <p>3.1.28 The supporting Landscape Character Assessment makes generalised sweeping statements about landscape sensitivity, that are not reconciled against a clear methodology for different levels of sensitivity (e.g. low/medium/high), nor do they stipulate what types of development these landscapes may be sensitive to. Phrases such as 'exceptionally high sensitivity' are used throughout the document, which are contradictory to the true landscape sensitivity of the area.</p>	<p>Support noted.</p> <p>Landscape Character Assessments (LCAs) are rather like 'Russian dolls', each LCA fitting within and complying with a wider LCA. Trafford LCA designation of almost all of Warburton as 'Settled Sandlands' does not really recognise the difference between 'Settled Sandlands' and mossland - which is substantial at local level. These local differences are important to observe and incorporate in a 'finer-grained' or more detailed LCA. such as we have produced.</p>	No change.

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			<p>3.1.29 Indeed, as the sensitivity of the landscape at Warburton was considered at the aforementioned appeal which, as noted above, concluded that this landscape has medium sensitivity and medium susceptibility to change; a conclusion shared by both Redrow and Trafford Council.</p> <p>3.1.30 Guidance for Landscape and Visual Impact Assessment (GLVIA3), is clear in that landscape sensitivity is an assessment to value and susceptibility to the proposed type of change. The starting point for understanding landscape value is GLVIA3 and Technical Guidance Note 02/21 (Assessing of Value Outside of National Designation), neither of which are referenced within the NDP Landscape Character Assessment. If it is to include a landscape sensitivity assessment then it must confirm what indicators of value have informed these assessments, along with an assessment of susceptibility to specific development types.</p> <p>3.1.31 The current Landscape Character Assessment is not fit for purpose as it currently stands, and has the potential to inform unreasonable development in the decision-making process if not properly addressed.</p> <p>3.1.32 As above, we consider that sufficient robust evidence exists in defining landscape character areas which can be referenced and given suitable weight in decision making by Policy W1 of the NDP. Reference to its own Landscape Character Assessment undermines the ability of the Plan to robustly plan for, and engage with, developing landscape proposals.</p>		
16.	NDP Policy W2	Object	<p><b>Draft Policy W2: Warburton Deer Park</b></p> <p>3.1.33 We object to the approach taken by Policy W2 and consider it conflicts with the development plan and national</p>	<p>Not accepted.</p> <p>Refer also to Table 1 TBC comments and</p>	<p>No change.</p>

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			<p>planning policy which provides guidance on how non-designated heritage assets should be considered.</p> <p>3.1.34 Draft Policy W2 states that development proposals “<i>will be <b>required to reflect and respond to the historic landscape assets</b> within and on the park boundary identified on Map 3 Heritage and Landscape Assets related to Warburton Medieval Deer Park</i>”. (our emphasis)</p> <p>3.1.35 In the first instance, the protection of non-heritage assets is adequately accounted for within the NPPF. In relation to the former deer park, Policy JPA30 Part 33 requires development to “<i>Take appropriate account of relevant heritage assets and their settings, including the Warburton Deer Park, listed buildings and areas of high archaeological potential in the south west of the site, in accordance with Policy JP–P2</i>”. It is not considered necessary for Policy W2 to seek to apply a further level of policy here.</p> <p>3.1.36 Indeed, we consider that the policy requirement within JPA30 (and the NPPF) which requires development to ‘take account of the significance’ of a non-designated heritage asset is correct. The NDP proposed approach of requiring development to ‘reflect and respond’ to a list of assets (we would say more accurately described as attributes, such as fish ponds) is confusing and at odds with what national policy requires of development.</p> <p>3.1.37 Indeed, Redrow queries the legitimacy of some of the heritage and landscape features listed within draft Policy W2 (and the NDP Map 3 and glossary), as there is no evidence base supporting the Parish Council’s decision to include these assets within the list. This is inconsistent with NPPF Paragraphs 198 and 201 which requires the production of the inclusion of an ‘<i>up-to-date evidence base</i>’.</p>	<p>recommended changes to policy wording which are accepted by the PC.</p> <p>Policy W2 is a key policy in the NDP and is supported by detailed and extensive historic evidence.</p> <p>PfE Policy JP Allocation 30: New Carrington supports the approach. It sets out: ‘<i>Development of this site will be required to:</i></p> <p><b>Landscape</b>  <i>29. Reflect and respond to the special qualities and sensitivities of the key characteristics of the Mossland and Lowland Farmland landscape character type in accordance with Policy JP-G1, particularly as regards layout and design that respects the settings of Dunham Massey estate, Warburton Village and Warburton Deer Park;</i></p> <p><b>Historic Environment</b>  <i>33. Take appropriate account of relevant heritage assets and their settings, including the Warburton</i></p>	

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			<p>3.1.38 Paragraph 209 also requires a planning balance to be applied when considering the impact of a proposal on the significance of non-designated heritage assets. Without robust evidence supporting the inclusion of these assets, it is unclear what the important elements of the assets are in landscape and heritage terms, making it impossible to apply a fair and accurate planning balance judgement. To include those references which would undermine the application of national policy would fail to meet basic condition a).</p> <p>3.1.39 This also raises doubts as to whether they are indeed extant. To have a policy that requires development proposals 'to reflect and respond to the historic landscape assets', those assets would need to be present, with good documentary and / or archaeological evidence.</p> <p>3.1.40 Non designated heritage assets are defined in the NDP glossary; however, the above tests do not appear to have been applied to the assets contained within the Map 3 list. Furthermore, the assets contained within Map 3 do not accord with the historic environment record entry, and do not reflect the Warburton Archaeological and Historic Buildings Assessment Overview report referenced in Section 2.</p> <p>3.1.41 We object to reference within Policy W2 to the deer park as being a historic 'landscape' asset. As set out earlier within these representations, the former Warburton Deer Park sits within an Area of Landscape Protection under saved Policy ENV17. This policy applies to all landscape types that make up the open areas within the Borough, and so it does not attach any special quality or local value to Warburton Deer Park in landscape terms.</p>	<p><i>Deer Park, listed buildings and areas of high archaeological potential in the south west of the site, in accordance with Policy JP-P2;</i></p> <p><b>Reasoned Justification Historic Environment 11.401</b> <i>The New Carrington Historic Environment Assessment considered the characterisation of the site in respect of the known archaeological, built heritage and historic landscape within the allocation. It assessed the potential for the development to affect designated and non-designated heritage assets and this has been taken into account in considering an appropriate development quantum for the site. The Assessment makes recommendations for mitigation and identifies opportunities for enhancement. Further archaeological investigation and a Heritage Impact Assessment will be required as part of future planning applications. The</i></p>	

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			<p>3.1.42 With regard to the above, we suggest that Policy W2 fails to meet the basis conditions and should be deleted. Notwithstanding that, we do accept that planning policy should require development <b>to take account of</b> non-designated heritage assets such as the former Warburton Deer Park (which the NPPF and PfE Policy do require). If the NDP is to retain Policy W2, we suggest that the policy reflects the approach taken in existing policy and avoids seeking to apply undue protection to individual features with unevidenced significance.</p>	<p><u>area of highest archaeological potential is land to the south of Partington and to the west of Warburton Lane, which has been identified as a potentially significant medieval deer park. For the areas of highest archaeological value, work will need to be undertaken in advance of any planning application to understand the heritage significance of these areas. A suitable mitigation strategy should be developed which also identifies opportunities to enhance the heritage assets.</u></p> <p><u>(Our underlining)</u></p>	
17.	NDP Policy W3	Support Objects to Maps 4 and 5	<p><b>Draft Policy W3: Protecting and Enhancing Wildlife</b></p> <p>3.1.43 Redrow supports the principle aims of Policy W3. However, we do object to the inclusion of Maps 4 and 5 (and reference to them) within the Policy which identify areas of 'high distinctiveness habitats' and Wildlife Corridors.</p> <p>3.1.44 As with landscape, it is important that terminology and the importance which is applied to the hierarchy of habitats is consistent with national and international policy. Paragraph 181 requires plans should distinguish between the hierarchy of international, national and locally</p>	<p>Noted and partially accepted.</p> <p>Refer to Table 1. The quality of the maps will be improved and reference to 'core areas for wildlife' will be deleted.</p> <p>The Policy is underpinned by the wildlife report which provides detailed evidence about habitats and wildlife</p>	No further change.

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			<p>designated sites. We note that the LPA had a similar difficulty with the confusion of terminology in relation to distinctiveness of habitats in relation the Informal consultation on the NDP in June 23.</p> <p>3.1.45 Whilst the habitats in Map 4 may be 'distinctive' (we do not seek to comment on whether they are or not) the proper assessment of the ecological value of a Site should be undertaken within 2 years of considering a proposal. The information contained within Map 4 would be out of date by virtue of time elapsed quickly after adoption of the plan. Instead, we would support a policy requirement which requires development to assess the habitats and their importance.</p> <p>3.1.46 Whist we support the principle of ecological enhancement and biodiversity net gain, we also consider that the correct mitigation measures to achieve that are best determined on a case by case basis and through liaison with a suitably qualified ecologist.</p> <p>3.1.47 The latter paragraphs of Policy W3 are too prescriptive as to how ecological enhancement is to take place. Bearing in mind that the policy requires avoidance of 'important' habitat and a 10% BNG is a legal requirement, it is not necessary therefore to seek to stipulate where gains should be made and with what types of habitat. This can, and should, be determined on a case-by-case basis following the advice of a suitably qualified ecologist responding to an up to date assessment of the Site in question. We do support reference to the mitigation hierarchy within the Policy.</p> <p>3.1.48 The Wildlife Corridors presented within Map 5 extend further to that shown within adopted Core Strategy Policy R2. The Protecting and Enhancing Warburton's</p>	<p>in the area and recommendations for enhancements.</p>	



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			<p>Natural Environment evidence base states that a 15 metre buffer has been placed to protect the 'notable habitats' shown within Map 4. This includes a triangular parcel of land north of Red Brook and south of Chapel Lane. This is within Redrow ownership and sits within the New Carrington Masterplan area. We note that this parcel sits outside of the NDP plan area; the Parish should avoid prescribing development or identifying constraints here (indeed, we do not consider that it is at liberty to do so).</p> <p>3.1.49 In any case, Natural England Guidance<sup>1</sup> writes that a buffer zone of 15 metres should only be applied to Ancient Woodland, which is defined within the Standing Advice as being an 'irreplaceable habitat'. While we accept this area is of some value, we do not agree that it constitutes irreplaceable habitat, and if the parish were to define it as this, sufficient site-specific evidence relating to the age, uniqueness, species diversity and rarity should be supplied in line with the NPPG on irreplaceable habitats<sup>2</sup> to justify this weighting. No such evidence has been provided.</p> <p>3.1.50 We have no objection to the suggestions set out within the latter 2 paragraphs of Policy W3 being relocated to the supporting text.</p>		
18.	NDP Policy W5	Support Comment	<p><b>Draft Policy W5: Responding to Local Character</b></p> <p>3.1.51 The Client agrees that development proposals should be responsive to local character and is comfortable that this includes particular reference to <i>"the overarching agricultural and rural character of Warburton Parish"</i>. This policy will be read alongside Policy JPA30 which requires development is place-led, respecting the local character, heritage and positive local design features of the area and, in particular, that development (Part 32) respects the urban/rural fringe setting in the design of the development,</p>	Noted.	No change.

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			<p>in terms of its height, scale and siting, and demonstrate high standards of design.</p> <p>3.1.52 We note that, in responding to all of the above development context, it will be vital to respond to both the rural character and the urban and urban-fringe areas which sit within the Parish and provide the context for development at Warburton Lane (including where development bounds existing areas of Partington and proposed new areas of New Carrington (at Partington East for example).</p>		
19.	<p>NDP Policy W5</p> <p>WMDG PRT 3</p>	Object	<p>3.1.53 However, we do object to PolicyW5 then requiring <u>accordance with</u> (and deferring to) the Warburton Masterplan and Design Guide (Part 3) (WMDG) which seek to apply principles which are overly prescriptive to development.</p> <p>3.1.54 Part 3 of the WMDG notes, for example, the following Design Principles at section 3.1:</p> <ul style="list-style-type: none"> <li>• <i><u>Future development could sensitively address the rural character by providing building and layout forms that reflect those of agricultural buildings.</u></i></li> <li>• <i><u>Responding to Warburton's typical housing densities and the spacing between dwellings could result in developments that are more in keeping with local character.</u></i></li> </ul> <p>3.1.55The intent of the Plan, as drafted, would be to apply the above principles to development at Warburton Lane. However,such an approach would conflict with (basic condition e)and fail to take into account that PfE JPA30 directs development of a density of25 dwellings per hectare to the Warburton Lane area; that density must be applied across Warburton Lane to create a new place and simply</p>	<p>Noted.</p> <p>Refer to Table 1 Ref 18 and amendments to the Policy so that different parts of the policy apply to development in different parts of Warburton.</p>	No further change.

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			<p>cannot replicate Warburton's typical rural housing densities(albeit policies in the PfE and the requirement of W5 to respond to rural character would enable such an approach on important edges of the development on the new urban / rural fringe).</p> <p>3.1.56Similarly,we object to the second part of Policy W5 (Part A) which requires development to have regard to the 'Using Historic Farmstead Character to Guide Design (Part5.3.1)'.Notwithstanding our comments in relation to density, it would not be considered desirable to replicate building and layout forms of agricultural buildings across the allocation area at Warburton Lane. The distinctive character of a farmstead landscape comes from the historically isolated nature of the buildings within it (by their nature they are surrounded by farmland),and so it is not possible to scale up historic farmsteads on significant development Sites, such as at Warburton Lane. Using this as a point of reference not only contradicts with the 25dph development parameters set out within PfEJPA30, but it also would undermine the ability of the site to actually provide a development which responds meaningfully to its surroundings. Furthermore, such an approach would fail to make efficient use of land and would be unsustainable in that regard, contrary to basic condition d). Redrow therefore objects to the wording of this policy insofar as it references Part 3 and 5.3.1of the WMDG.</p> <p>3.1.57 We note that Trafford Council's response to the informal consultation on the NDP stated:</p> <p><i>"Whilst the reasoning behind this proposal is set out within the Masterplan it is considered that requiring development proposals (through policy) to demonstrate / apply the principles set out in Part 5.3 of the Warburton Masterplan &amp; Design Guide</i></p>		

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			<p><i>relating to using Historic Farmstead Character to guide design <b>is overly restrictive and not an appropriate approach for all development proposals</b>(particularly smaller developments of less than 5 units)."</i></p> <p>3.1.58 Our objection (in relation to reference to 5.3.1 of the WMDG) could be resolved if the WMDG was altered to encourage such an approach at important locations on the rural/ urban fringe and in key locations of development.</p>		
20.	NDP Policy W5  WMDG	Support	<p>3.1.59 We support Policy W5 in its approach to Building Heights and Roof Forms as well as Materials and Detailing. Policy W5 requires developers to have regard to these local features which is appropriate.</p> <p>3.1.60 The Client agrees that high quality contemporary designs should be supported where they respect local context and character. Redrow take a view that this can be achieved in a creative manner, without directly replicating existing development. Section 4 of this document responds to the proposed Masterplan and Design Guide in greater detail.</p>	Noted.	No change.
21.	NDP Policy W6	Object	<p><b>Draft Policy W6: Protecting Heritage Assets</b></p> <p>3.1.61 Designated heritage assets and their settings are already appropriately protected through national planning policy. Paragraph 16 of the NPPF restricts the '<i>unnecessary duplication of policies</i>', and so the Client object to this element of the policy on this basis.</p> <p>3.1.62 Moreover, the Policy W6 seeks to introduce design principles contained within the WMDG (Part 3.2) to respond to heritage assets. The content of Part 3.2 of the WMDG is</p>	<p>Not accepted.</p> <p>Refer to Table 1.</p> <p>The Policy has been amended in line with comments from TBC to help ensure it is in general conformity and has regard to the NPPF.</p>	No further change.

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			<p>high level and prescriptive as to how impacts on heritage assets are to be mitigated. The combination of the summary approach within Policy W6 and the prescriptive approach within Part 3.2 serves to undermine the careful approach of assessing, understanding and responding to a heritage assets significance (and managing any harm to heritage assets) which is set out within the NPPF. The policy is likely to undermine the effectiveness of applying that national policy fails the basic condition a).</p> <p>3.1.63 Redrow considers, therefore that Policy W6 should be removed in its entirety.</p> <p>3.1.64 In addition, we take specific issue with reference to cumulative impacts. Paragraph 13 of the Historic Environment NPG writes that '<i>local planning authorities may need to consider the implications of cumulative change</i>'. This responsibility is therefore with Trafford Council, not the Parish Council to set out. Draft Policy W7: Non-Designated Heritage Assets.</p> <p>3.1.65 As referenced above, the NDP needs to be clear as to the status of the list of buildings and structures at Appendix 3. Policy W7 states that they are identified as non-designated heritage assets, but earlier parts of the Plan state that the list reflects non-designated heritage asset 'candidates' which are to be considered by Trafford Council (and adopted or otherwise). The NDP should make clear which eventuality is the case.</p> <p>3.1.66 Notwithstanding, we suggest that for clarity, the NDP references only (and does not seek to replicate) any list of non-designated heritage assets such that there is no ambiguity as to where the responsibility for maintain such a list falls (with the LPA) or possibility that the list is then updated by the LPA and falls out of date within the NDP.</p>	<p>TBC has not yet adopted the local list and changes may be made to it from time to time. The Policy and relevant appendix have been amended to reflect this.</p>	

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			<p>3.1.67 The Client raises no objection to the candidate list as is it is presented but the NDP should not confuse the role of the LPA in keeping a list of heritage assets.</p> <p>3.1.68 We have no objection to reference to the PfE in assessing development proposals affecting non-designated heritage assets; albeit we do not consider it is necessary to replicate existing policy. If the PfE policy is to be referenced, we suggest that for completeness, the NPPF should equally be referenced. As the NPPF currently stands, the implications of a proposal on the significance of non-designated heritage assets, 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (Paragraph 209 of the NPPF).</p>		
22.	NDP Policy W9	Object	<p><b>Draft Policy W9: Archaeology</b></p> <p>3.1.69 NPPF Paragraph 203 recognises the desirability of sustaining and enhancing the significance of heritage assets (including those with archaeological interest), however there is no strict requirement for development proposals to 'enhance' said asset, nor does national policy require the preservation of 'potential' assets, as currently detailed in draft Policy W9.</p> <p>3.1.70 Furthermore, the final sentence of the policy writes 'lack of current evidence of sub-surface archaeology must not be taken as proof of absence'. The lack of current evidence is routinely taken as proof (or a strong indication) of absence, and national planning policy does not indicate otherwise. 3.1.71 Instead, development proposals should be determined in accordance with paragraph 200 of the</p>	<p>Partially accepted.</p> <p>The PC will refer the policy to GMAAS and update the wording if required.</p>	TBC

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			<p>NPPF, which sets out that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact.</p> <p>3.1.72 Contrary to basic condition a) which requires conformity with national planning policies and guidance, the level of protection and enhancement specified within Draft Policy W9 therefore exceeds the requirements set out within Section 16 (including Paragraph 200) of the NPPF. The Client therefore requests that the policy wording is revised to align with national planning policy.</p>		
23.	NDP Policy W10  WMDG	Object	<p><b>Draft Policy W10: Warburton Masterplan</b></p> <p>3.1.73 The below response to Policy W10 has been split into two parts. The first part considers Warburton NDP Masterplan (Map 8) and Figure 4, while the second relates to the policy wording itself. Map 8: Warburton NDP Masterplan and Figure 4</p> <p>3.1.74 PfE Policy JPA30 requires the delivery of the New Carrington Masterplan to be in accordance with a 'masterplan that has been developed in consultation with the local community and approved by the local planning authority'. It goes on to state that "The masterplan will be prepared in partnership with key stakeholders to ensure the whole allocation is planned and delivered in a coordinated and comprehensive manner with proportionate contributions to fund necessary infrastructure".</p> <p>3.1.75 Paragraph 11.376 of the PfE sets out the rationale for the masterplan requirement: "The successful development of the site will require a coordinated approach between all landowners and developers. Trafford Council is therefore committed to working with stakeholders to bring forward a detailed Masterplan which provides a framework for the sustainable</p>	<p>Partially accepted.</p> <p>Refer to Table 1 reference 26. It is proposed that the Warburton Masterplan will remain a background / evidence base document for the NDP to help inform the PC's involvement with the TBC led New Carrington Masterplan. The Design Guide part will remain in Appendix 4. Policy W10 Warburton Masterplan and supporting text will be deleted from the submission plan.</p>	No further change.

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			<p>delivery of a new community at Carrington, Partington and Sale West. The delivery strategy must ensure that a mechanism is put in place to secure proportionate contributions from all developers within the New Carrington allocation and deliver the wide-ranging infrastructure required. All development will be expected to make a proportionate contribution to necessary infrastructure, including transport, social and green infrastructure.” (our emphasis)</p> <p>3.1.76 The above is clear as to the expectations of a masterplan which must ensure the New Carrington Masterplan is delivered as a comprehensive development which is able to take account of, and cater for, infrastructure and spatial requirements of the whole of New Carrington; this includes the ability of all parts of the allocation to make a proportionate contribution to physical and social infrastructure.</p> <p>3.1.77 It is also vital that a wholesale approach is taken to understanding and planning for the feasibility of the allocation as a whole. This is a process which has necessitated through testing of policy requirements at the PfE Examination (under great levels of scrutiny) and will require continued review and co-operation between landowners and the master planners as proposals evolve. The policy requirements in relation to the PfE Masterplan are so specific because it would be inconceivable for a masterplan to be prepared in isolation from developers (or without regard to the wider allocation) to be expected to have properly grasped those elements.</p> <p>3.1.78 As above, the required masterplan for New Carrington is currently being prepared in three stages by Trafford Council, with technical support from Deloitte. In accordance with Policy JPA30, the masterplan must</p>		



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			<p>address a detailed list of requirements, which encompasses various technical considerations and aspects essential to the development of the wider New Carrington development area. Redrow are working with the Council and its consultees to prepare that Masterplan. Redrow's emerging planning proposals will be drawn up alongside that process.</p> <p>3.1.79 The introduction of Map 8: Warburton NDP Masterplan (and reference to it) if adopted would completely undermine the above master planning process, the evidence base and technical investigations that underpin it and generally conflict with the ongoing preparation of the New Carrington Masterplan.</p> <p>3.1.80 Policy JPA30 (and its supporting text) requires any masterplan to be developed in consultation with key stakeholders and developers and clarifies that for the masterplan to be successful it has to involve a co-ordinated approach with landowners and developers. Map 8 contained within the draft NDP has been prepared in isolation from landowners and developers and, subsequently, does not take into account the viability of development or its contribution to the wider allocation. The emerging masterplan within the NDP is completely unimplementable and the inclusion of this policy and plan not only compromises the comprehensive analysis integral to the masterplan's development and its effective implementation, but it also undermines the entire planning process.</p> <p>3.1.81 Moreover, even in the event that Redrow supported the general content of the Masterplan (it does not) the principle of introducing a masterplan which is capable of conflicting (both in content but also requirements underpinning its preparation) with a separate masterplan</p>		

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			<p>which is specifically required by the strategic policies of the Development Plan fundamentally introduces a conflict with that spatial policy. This is exacerbated by the NDP masterplan having been prepared to the exclusion of parties which the PfE requires are included.</p> <p>3.1.82 The introduction of the masterplan at Map 8 of the NDP (and reference to it within Policy W10) fundamentally conflicts with the strategic policies of the Development Plan and fails basic condition e).</p> <p>3.1.83 For the same reasons as above, Redrow objects to the contents of Figure 4. The development parcels and indicative housing numbers have been assumed without the necessary technical input and consultation with the landowner or developer. Prescribing detailed development requirements beyond what is stipulated in the PfE is unnecessary and further undermines the ability of the PfE required masterplan to be implemented; further undermining the wider allocation JPA30.</p> <p>3.1.84 Paragraph 13 of the NPPF sets out that the role of neighbourhood plans is to 'support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies'. The details contained within the draft Policy W10 and associated Map and Figure overlooks the purpose of neighbourhood planning and contradict the contents of JPA30, contrary to basic condition e and Paragraph 13 of the NPPF.</p>		
24.	NDP Policy W10	Object	<b>Policy W10 Wording</b>	Noted.	See detailed responses below.

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	WMDG		<p>3.1.85 There are also numerous elements of the policy wording that directly contradict the provisions set out within the strategic policy (JPA30) and conflicts with the basic conditions and NPPF.</p> <p>3.1.86 Policy W10 requires development to incorporate Design Principals and Parameters at 4.7 of the WMDG including guidance and principles under the following themes:</p> <ul style="list-style-type: none"> <li>• Land Uses (Part 4.7.1);</li> <li>• Green Infrastructure (Part 4.7.2);</li> <li>• Movement network (Part 4.7.3); and</li> <li>• Urban design principles (Part 4.7.4).</li> </ul>		
25.	WMDG	Comment Object	<p>3.1.87 Part 4.7, at 4.7.1, the WMDG states:</p> <p>“The opposite plan identifies the areas proposed for development and land use. The configuration of these areas has been defined by vegetation constraints, visual impact, access constraints, and a commitment to maintaining green infrastructure and open space within the site boundary.</p> <p>All development parcels are designated for residential use, while the remaining land is used for open spaces and wildlife habitat. The site size will allow for around 279 units, with different housing types and tenures to be provided. A potential 30% of dwellings (84 units) could be affordable houses.</p> <p>It is envisioned that most of the housing would be family homes with gardens, as per the existing Partington context. However, the precise mix of housing type and tenure is not specified in detail at this stage.”</p> <p>3.1.88 The WMDG proposes some 279 units with a potential affordable housing requirement of 30%. This is</p>	<p>The PC is aware that the correct version of the masterplan map and figures were in the NDP but that the link to the online version was to the previous version with options. The final version supports proposals for 400 new houses at 25 dph.</p> <p>It is proposed that the Masterplan element is separated out from the design guidance and used as a background document for the NDP and to help support and inform the New Carrington Masterplan, that part within Warburton neighbourhood plan area.</p>	No further change.

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			<p>completely at odds with the provisions of PfE Policy JPA30. Such an approach completely undermines the deliverability of development at Warburton Lane by inexplicably reducing the quantum of development and doubling the PfE affordable housing requirement which, in itself, is challenging in viability terms. Such an approach would therefore limit the contribution that any development could make to wider infrastructure which is currently being finalised within the New Carrington Masterplan.</p> <p>3.1.89 Moreover, the approach described above has been achieved in part by failure of the NDP masterplan to utilise developable land within the Allocation (an approach echoed by 4.7.2 of the WMDG). Any approach on this basis would fail to comprise the efficient and effective use of land and completely undermine the purpose of the allocation of greenfield land to meet the needs of future generations. Failure to deliver an efficient development at Warburton Lane would undermine the Council's housing numbers and inevitably result in the need to release further greenfield land in future strategic and local plans.</p> <p>3.1.90 The above approach conflicts with the provisions of the Strategic Policies of the PfE and does so without any evidence to even qualify an alternative approach or reference to viability.</p>		
26.	WMDG 4.7.3	Comment	<p>3.1.91 We address the requirements for green buffers (within 4.7.2) later in these representations.</p> <p>3.1.92 Generally, the principles for movement set out within 4.7.3 of the WMDG are generally unproblematic. However, we do not consider that there is a justification for limiting private access from main routes through the development. We do not see any reason why the design guide would</p>	<p>Noted.</p> <p>Policy W10 will be deleted from the Submission Plan but the design principles for movement will be retained in Appendix 4 as they promote increased walking</p>	No change.

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			<p>seek to revisit principles which will be established by the Trafford Design Code.</p> <p>3.1.93 Figure 32 of the WMDG provides an illustration of the above principles and includes a proposed route for a strategic road linking the east of the Site to the remaining allocation. The route of that road has not yet been established and needs to be confirmed via the NCM. This again illustrates our point that a masterplan for the area cannot be progressed successfully without regard for the NCM and in isolation from developers and landowners.</p> <p>3.1.94 The urban design principles set out at 4.7.4 are generally unproblematic in terms of what they wish to see applied as development principles. However, it is not clear what is meant by the requirement for “Ensuring that development is effectively woven into the existing village context and fabric”. There is no intention for the Warburton Lane development to weave into the existing village fabric.</p> <p>3.1.95 Notwithstanding the above, the way the above principles have been applied to generate the masterplan outcome that the WMDG seeks to establish as the preferred approach for Warburton Lane is completely unfeasible and, as set out above, undermines the emerging Masterplan being drafted by Trafford Council as well as the wider allocation at New Carrington.</p> <p>3.1.96 Policy W10 goes on to require development to apply the principles in the general Design Guidance set out in Part 5.3 Design Guidance of the WMDG. This is the same section of the WMDG which is referenced by Policy W5. This reference is unnecessary and can be deleted; if it is retained, please refer to our comments at Policy W5.</p>	<p>and cycling in line with other policies in the NDP.</p>	
27	NDP	Object	3.1.97 The final part of Policy W10 states:	Not accepted.	No further change.

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	Policy W10		<p><i>“Development must include a suitable landscape buffer to Warburton Deer Park to separate built development from the area, reduce density and to soften the transition to the rural area and historic landscape to the south. A 30m belt of woodland would be the minimum requirement to retain the boundary to the Green Belt provided by Coroners Wood.”</i></p> <p>3.1.98 The requirements for a substantial landscape buffer to the south of the allocation is set out within Policy JPA30 of the PfE and it is therefore unnecessary for Policy W10 to duplicate the strategic policy; the former deer park forms part of that southern boundary. There is no requirement within the PfE to reduce the density of a scheme to accommodate such a buffer, indeed, the PfE sets an assumed density (25 dph) for the Site alongside a requirement for a buffer.</p> <p>3.1.99 The details of the buffer should be determined by a development proposal with full regard to a landscape and visual impact assessment (LVIA) prepared by the Applicant. It is not clear where the proposed requirement for a <i>‘30m belt of woodland would be the minimum requirement to retain the boundary to the Green Belt by Coroners Wood’</i> has arisen; however it is not justified. In the first instance, Coroners Wood is not the current boundary of the Green Belt so cannot be maintained; the boundary of the Green Belt is at the southern extent of the Allocation JPA30. A landscape buffer to the Allocation must be developed alongside a comprehensive development strategy which includes landscape and visual impacts as well as heritage. For example, the boundary of the allocation along Moss Lane will inevitably require an element of interaction with development which exists along Moss Lane already and a management of development as</p>	<p>Refer to Table 1 Ref 33. This part of former Policy W10 should be retained so has been relocated to Policy W1 and the justification strengthened.</p>	

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			<p>it changes to the rural. It is unlikely to be appropriate for the edge of development here to be dealt with via an arbitrary 30m landscape buffer which would prevent that transition in a sympathetic way, including excluding some existing development from its surroundings.</p> <p>3.1.100 With regard to the above, Redrow objects to Policy W10 in its entirety, including the Map 8 and Figure 4, and maintain that this policy should be deleted for the reasons set out above.</p> <p>3.1.101 Comments relating to the Masterplan and Design Guide have been enclosed within Section 4.</p>		
28.	NDP Policy W11	Support Comment	<p><b>Draft Policy W11: Sustainable Design and Climate Change</b></p> <p>3.1.102 Redrow supports the strive to promote sustainable practices that are resource and energy efficient and resilient to climate change. However, these principles are already controlled within strategic and national planning policy, and so there is no need for the duplication of these through Policy W11, as outlined within Paragraph 16 of the NPPF.</p>	<p>Noted.</p> <p>Refer to UU comments in Table 2.</p> <p>The PC and local residents are committed to supporting sustainable design in development and would like to retain the Policy if TBC have no objection.</p>	No change.
29.	NDP Policy W12	Object	<p><b>Draft Policy W12: Walking and Cycling</b></p> <p>3.1.103 It is important for vehicular and active travel routes to not only consider movement across the parish but also across the wider New Carrington area and beyond. Using a robust evidence base of technical assessments, the emerging New Carrington masterplan document has reviewed and responded to movement networks in a holistic manner through the forthcoming plan. It is vital for any NDP to be underpinned by this.</p>	<p>Noted.</p> <p>The Policy could be delivered or partly delivered through CIL.</p> <p>Refer to TBC CIL.</p> <p>CIL - £80(per sqm) per house - see <a href="https://www.trafford.gov.uk/">https://www.trafford.gov.uk/</a></p>	No further change.

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			<p>3.1.104 Planning Obligations Guidance (paragraph 23b-002-20190901) specifies that obligations may only be sought where they meet the tests that are necessary to make the development acceptable in planning terms. They must be:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> <i>'necessary to make the development acceptable in planning terms;</i></li> <li><input type="checkbox"/> <i>directly related to the development; and</i></li> <li><input type="checkbox"/> <i>fairly and reasonably related in scale and kind to the development'.</i></li> </ul> <p>3.1.105 We therefore reject any request for contributions for infrastructure that are not directly related to development of Redrow's land interests, are not necessary to make the development proposals acceptable in planning terms or are not fairly and reasonably related in scale and kind to the development.</p> <p>3.1.106 For example, Policy W12 seeks to encourage the (through developer contributions) improvement to existing pavements and ongoing maintenance (the extent of which is unclear), new welcoming roadside signage, a signposted heritage trail and a celebratory village centre sign and improved access to parking facilities at existing village assets. These items all relate to existing issues which exist within the parish or desires of the parish council currently; it is not clear how these matters relate to proposed development at all and therefore how they would comply with the tests above.</p> <p>3.1.107 We do note the Parish's requirements for new speed limits and road markings at key junctions. Any development at Warburton Lane will need to provide suitable access to the development as well as mitigate any off site impacts it might have however those must be limited</p>	<p><a href="#">planning/strategic-planning/docs/cil-charging-schedule.pdf</a></p>	



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			to changes required to make the development acceptable in planning terms.		
30.	NDP Policy 13  LGS13/2	Object	<p>Local Green Space W13/2</p> <p>3.1.108 The two proposed Local Green Spaces (LGS) relevant to the Client's are 'W13/2 Coroner's Wood' and 'W13/6 Land off Moss Lane and adjacent to Warburton Lane'. Redrow object to the Local Green Space designation within both of these areas.</p> <p>3.1.109 We have written directly to the Council in relation to those proposals setting out our objections. A summary of those objections are set out below.</p> <p>3.1.110 In relation to W13/2, the Client does not consider that this Local Green Space accords with paragraph 106 of the NPPF which sets out the circumstances for designating Local Green Spaces. The policy is a restrictive policy and states that it should 'only' be used where green space meets all of the tests within paragraph 106; as set out below:</p> <p>'The Local Green Space designation should only be used where the green space is:</p> <p>a) in reasonably close proximity to the community it serves;</p> <p>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</p> <p>c) local in character and is not an extensive tract of land.'</p> <p>3.1.111 We do not consider that W13/2 meets any of the above criteria. The NDP and its boundary relates to the residents of Warburton, however the proposed LGS W13/2 serves the residents of Partington and the residents along Oak Road. These residents are not part of Warburton, are not included within the NDP boundary and are not served</p>	<p>Partially accepted.</p> <p>Refer to Table 1 Ref 39.</p> <p>The proposed bridge over Red Brook could be extremely destructive of both archaeology and wildlife, especially if it connects the site to the valley floor. The boundary will be amended to reduce the area of the proposed LGS around the important area of woodland / ancient woodland.</p> <p>Local community does not necessarily mean parish residents – could be the local community in Partington.</p>	No further change.

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			<p>by the Parish Council or its Development Plan. Indeed, residents of Partington have no say in the adoption of the NDP and will not be consulted as part of the referendum to do so. It is therefore unclear how the 'local significance' of this space has been assessed in relation to said residents. Notwithstanding this, Redrow do not consider that the parcel of land is demonstrably special to the local community or holds a particular local significance.</p> <p>3.1.112 The area highlighted in W13/2 is not accessible to the public and it is difficult to understand how the land is enjoyed as a place of tranquillity. The land is separated from a PROW to the north of W13/2 by the Red Brook which provides ready enjoyment of that tract of land and is protected by its status as a PROW; but this is not to be confused with land to the south of the Red Brook (which W13/2 seeks to designate) which is not publicly accessible. The stretch of woodland which can be enjoyed (by views across the brook) from the PROW is not ancient woodland nor is it considered to provide important views in relation to heritage assets.</p> <p>3.1.113 The proposed LGS has been assessed as part of a previous planning appeal (APP/Q4245/W/19/3243720) which considered the importance of the landscape in the context of its wider setting and in the context of the former deer park. Here, the inspector concluded that notwithstanding the value which local people placed on the entire landscape surrounding Warburton, its characteristics were insufficient to be considered as a 'valued landscape'. Similarly, despite the value that local evidence places on the importance of the heritage value of the former deer park the Inspector did not appear to share those views.</p> <p>3.1.114 We do not dispute that parts of W13/2 are of value visually, arboriculturally and ecologically (and that local</p>	<p>LGS does not have to be accessible to the public.</p> <p>Wildlife importance – richness of wildlife accepted.</p>	

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			<p>people value those attributes), however, we consider that there is insufficient evidence to demonstrate that those features are 'demonstrably special to the local community' or that they hold a 'particular local significance' due to any of those attributes; both of those tests must be passed for such a designation to be made and for designation as LGS to be justified.</p> <p>3.1.115 Lastly, part c) of paragraph 106 of the NPPF requires that the land in question is not an extensive tract of land. We consider that the land is, indeed, an extensive 'tract' of land. The land in question bounds the entire length of the southern boundary of Partington on the west of Warburton Lane. None of which is publicly accessible and the majority of which cannot be experienced or meaningfully enjoyed from publicly available viewpoints.</p> <p>3.1.116 Planning practice guidance (reference 37-005-20140306) set out that the purpose of a LGS designation is a way to provide special protection against development for green areas of particular importance to local communities. Notwithstanding the above, we consider that the proposed designation W13/2 would be objectional because such a designation would be in conflict with other areas of the Development Plan, including JPA30.</p> <p>3.1.117 The requirement of paragraph 107 of the NPPF that LGS designations are to be treated as Green Belt for the purposes of policy making (and de facto for decision making) would clash with JPA30. This land cannot be kept open and will necessarily be bound by development. Indeed, Planning Guidance (paragraph 37-007-20140306) specifies that 'designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified</p>	<p>Not an extensive tract of land. It is a narrow, linear strip of land and includes a watercourse and area of woodland. The area has been reduced in the Submission Plan to include the area of woodland needing protection.</p>	

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making.'</p> <p>3.1.118 As demonstrated by the extensive development control criteria within PfE Allocation JPA30 (New Carrington) and through the above mentioned appeal, the development management process contains adequate policies to safeguard and mitigate any harm to any attributes of conservation value at the Site, whether that is landscape, arboriculture, heritage or ecological value. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as LGS. So, whilst the Client does not support the designation of W13/2, Redrow do not consider that it is necessary in any case.</p>		
31	NDP Policy 13 LGS13/6	Object	<p><b>Local Green Space W13/6</b></p> <p>3.1.119 The Client disagrees that the area is capable of satisfying part b) of NPPF paragraph 106. The area may be capable of forming part of the setting of a heritage asset, but as such, its value to the significance of the heritage asset would be protected by policy and statue. It is not necessary for it to be otherwise protected.</p> <p>3.1.120 Save for that, that value attributed to W13/6 appears to be on the basis of it providing for views across the Moss and towards Warburton when existing Partington or travelling along Moss Lane. The LGS designation is intended to protect land which itself is of special value or significance, which this land is not. The land highlighted is, essentially a highway verge and contains none of the listed attributes listed in paragraph 106 of the NPPF.</p> <p>3.1.121 Notwithstanding the above, it is considered that designation of the land would also conflict with the policies</p>	<p>Not accepted.</p> <p>The LGS meets the criteria in the NPPF as shown in the table in Appendix 5 and should be retained in the Submission Plan.</p>	<p>No change.</p>

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			of the PfE. The land proposed for inclusion in W13/6 is within the boundary of JPA30, which is excluded from the Green Belt. It would be perverse in logic for a planning policy which allocates a Site outside of the Green Belt to sit side by side with a policy which re-introduces the effect of the Green Belt.		
32.	NDP  Policy W16	Comment	<p><b>Draft Policy W16: Community Facilities</b></p> <p>3.1.122 The delivery of PfE JPA30 will make an important and significant contribution to community facilities within the New Carrington Area, including the Warburton Parish.</p> <p>3.1.123 Parts 14 to 16 of the allocation policy states that this includes the introduction of a new local centre, neighbourhood centre, and financial contributions for an offsite school. While these may not be physically delivered within the parish, the community benefits will be experienced across the wider vicinity. The NCM will provide further guidance on the location of community facilities within the Parish which will be provided in association with the wider New Carrington Allocation. The delivery of those facilities further underlines the need for a comprehensive approach to the New Carrington Masterplan as a whole.</p>	Noted.	No change.
33.	WMDG	Comment Object Support	<p><b>4 Warburton Masterplan and Design Guide</b></p> <p>4.1.1 As detailed in our response to Policy W5 and Policy W10, the content of a Warburton Masterplan and its proposed incorporation into NDP Policy contradicts and undermines the requirements set out within PfE JPA30; including the preparation and implementation of the wider New Carrington Masterplan that is currently being produced by Trafford Council as required by JPA30.</p>	Noted.  Warburton Masterplan no longer forms part of WNDP.	No further change.

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>4.1.2 The potential for conflict between the two documents and the preparation of the WMDG without regard to the NCM or engagement with landowners or developers fundamentally undermines the master planning process further.</p> <p>4.1.3 We object to the publication of the Masterplan and Design Code in its current form. The Department for Levelling Up, Housing and Communities (DLUHC) published guidance on Neighbourhood Planning Design Coding. It sets out that:                      “This guidance is relevant for neighbourhood plan-scale development, such as small-scale developments in rural or small settlements, improvements to spaces between buildings, extensions, additions, and infill between buildings, and, in some circumstances, larger developments that are part of a neighbourhood plan. The change to the area should be of sufficient scope and scale to justify the preparation of a design code”.</p> <p>4.1.4 For neighbourhood plans it states:                      “Neighbourhood plan design codes must have regard to codes that have been adopted by the local planning authority, including authority-wide design codes and other site-based design codes to which they relate, to avoid conflicting or overlapping requirements. Neighbourhood plan design codes are likely to be much shorter and more concise than those codes produced by a local planning authority, with fewer detailed requirements, and guidance that is specific for the neighbourhood area.”</p> <p>4.1.5 It is our view that the Design Code (and Masterplan) for Warburton Lane, as well as conflicting with the strategic policies of the PfE and emerging Masterplan required by the PfE, conflicts with the soon to be adopted Trafford Design Code which is one of the government's pathfinder</p>		

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>design codes in conflict with the government guidance on the need for, and scope of neighbourhood design codes. This is specifically true where WMDG provides design guidance for Warburton Lane. At best, the WMDG involves a repetition or summary of matters covered in the Trafford Design Code (or PfE Policy) which is equally discouraged by guidance.</p> <p>4.1.6 Comments relating to Section 3, 4 and 5 of the draft document are enclosed below:</p>		
34.	WMDG Section 3	<p>Comment</p> <p>Do not Object</p>	<p><b>Comments on Section 3: Neighbourhood Area Context Analysis</b></p> <p>4.1.7 Redrow do not object to the general design principles and the supporting analysis presented within Section 3 of the design guide and are pleased to see that that their forthcoming development proposals at Warburton Lane naturally reflect much of the design guidance presented here.</p> <p>4.1.8 However, whilst the context from design decisions may be helpfully set by the WMDG, planning policy and guidance requires that design guides 'guide' development without being overly restrictive as this could stifle creativity and constrain better, more contextually responsive, well designed development proposals coming forward.</p> <p>4.1.9 The policy wording of PfE JPA30 allows forthcoming development proposals a reasonable degree of flexibility in regard to their design. While key requirements and development site-specific considerations parameters are outlined, there is still scope for developers to adapt to changing conditions and site-specific considerations</p>	Noted.	No change.

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
35.	WMDG Section 4	Comment Object	<p><b>Comments on Section 4: Masterplan and Design Principles</b></p> <p>4.1.10 Contrary to Paragraph 13 however, the Masterplan and principles presented within Section 4 of the draft document are overly prescriptive and restrictive, beyond what is required at strategic level, in particular:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The introduction of a minimum 30m landscape buffer</li> <li><input type="checkbox"/> Any suggestion relating to specific land uses and development parcels, including their quantum and location across the Site</li> <li><input type="checkbox"/> The production of masterplan options, especially those that promote a lower volume of development than allowed for within the strategic allocation (i.e. below 25dph), this includes preferred masterplan 3 which involves an average density of 14 dph.</li> </ul> <p>4.1.11 The development parcels, indicative housing numbers and landscape buffer have all been assumed without the necessary technical input and consultation with the landowner. This completely undermines the evidence base and investigations that have been conducted to inform the emerging New Carrington Masterplan, and also undermines the credibility of the proposed allocation JPA30.</p> <p>4.1.12 While Redrow do not agree with the presence of additional principles that are further to what is required through the strategic allocation, the emerging development proposals already incorporate some of these elements, including non-vehicular access along Red Brook Valley; contextually reflective residential design; a series of open spaces and amenity areas across the site; well-screened landscape buffer zones; and well-connected active travel linkages.</p>	<p>Noted.</p> <p>Refer to Table 1 re 30m buffer</p> <p>Quantum of development refers to earlier versions of masterplan with options.</p>	No further change.



Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			4.1.13 Further detail has been presented within the response to Policy W10 contained above.		
36.	WMDG Section 5	Comment	<p><b>Comments on Section 5: Design Guidance</b></p> <p>4.1.14 The Client has no issue with the guidance on scale, form and materiality contained within Section 5, as long as this remains purely indicative. A homogenous approach to design cannot be applied across the whole Warburton Parish, as the policy context and setting of the Parish varies significantly. Notably, the rural setting of the Green Belt, the sub-urban setting of strategic allocation of JPA30, and the urban setting of Warburton and Partington edge that adjoins, and is significantly influenced by, the main urban area.</p>	Noted.	No change.
37.	All	Comment	<p><b>5 Summary</b></p> <p>5.1.1 These representations are made with reference to Redrow Homes' land interest at Warburton Lane and have reiterated the gaps in information and contradictory policies that should be revised or removed.</p> <p>5.1.2 Throughout the production of the NDP, there has been a complete failure to engage with Redrow, a major stakeholder in the plan area.</p> <p>5.1.3 The NDP conflicts with the requirements and masterplan parameters set out within the strategic policy JPA30; including, most importantly, the ability of Trafford Borough Council, in association with the local community and key stakeholders, landowners and developers, to bring forward a PfE compliant masterplan for the whole of the New Carrington Allocation.</p>	<p>Noted.</p> <p>Refer to detailed responses above.</p>	No change.

Warburton NDP Consultation Statement

Ref. No.	Part of NDP or WMDG	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			<p>5.1.4 The NDP as drafted fundamentally risks undermining the delivery of development at Warburton Lane and, therefore, the wider New Carrington Allocation. The NDP therefore, fails to meet the basic conditions for an NDP, particularly condition a) having regard for national policies, d) delivery of sustainable development and e) conflict with strategic policies.</p> <p>5.1.5 We consider that the NDP requires a comprehensive review in that regard and, in the event that the NDP continues in its aspiration to adopt a masterplan and design guide as part of the NDP, it must prepare both in close consultation with Redrow. Again, we reiterate our desire to meet with the working group preparing the NDP and would be happy to meet with them to discuss the contents of this representation and our concerns.</p>		

Appendix 1 Figure A

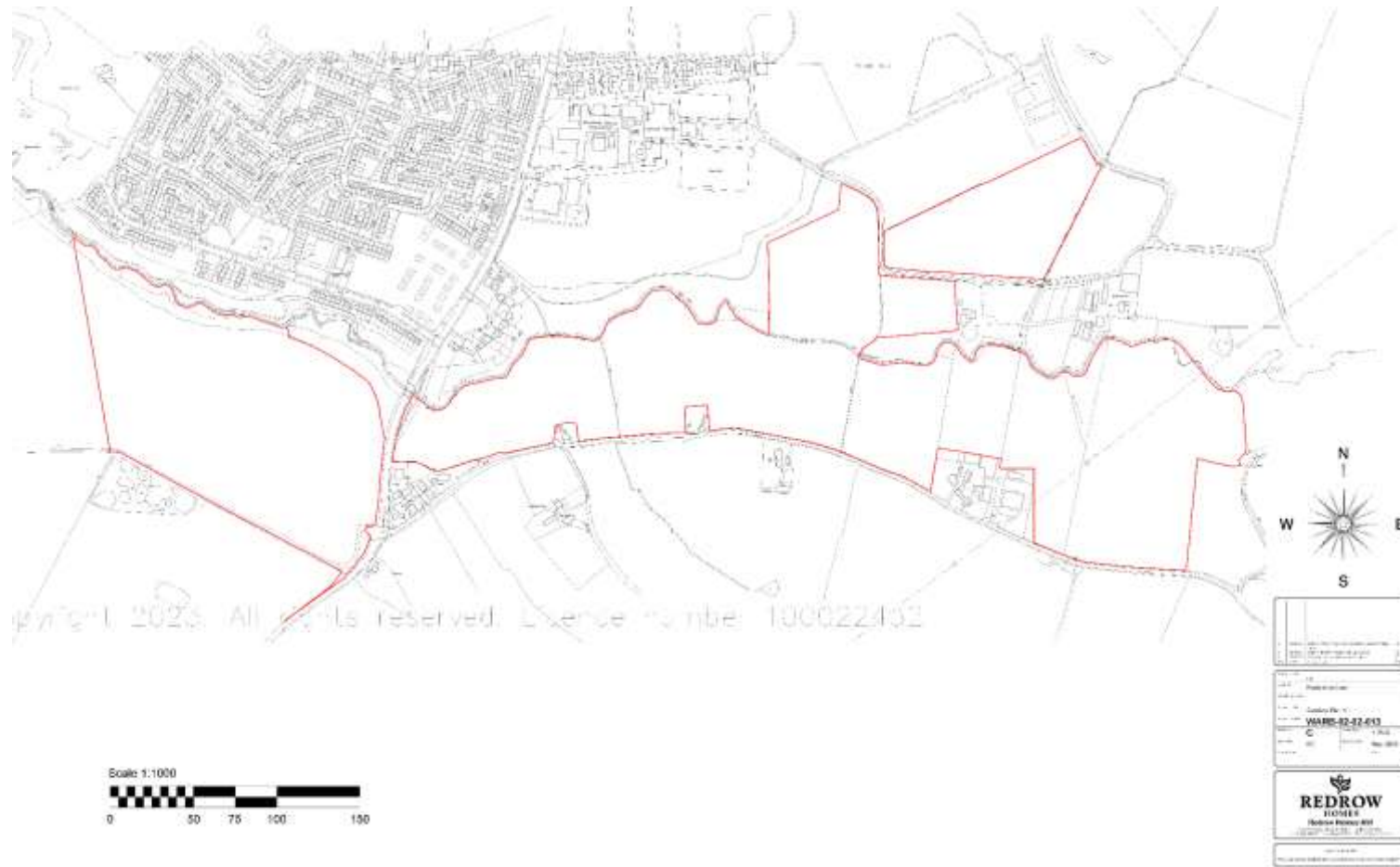


Figure A: Redrow Homes Land Interests

## Appendix 2 Correspondence with Redrow Homes during WNP Preparation

**From:** "Gilbert, Ian" <[ian.gilbert@stantec.com](mailto:ian.gilbert@stantec.com)>

**Date:** 16 June 2023 at 15:11:47 BST

**To:** [neighbourhoodplan@warburtonparishcouncil.org](mailto:neighbourhoodplan@warburtonparishcouncil.org)

**Cc:** "Gaffey, Shaun" <[shaun.gaffey@stantec.com](mailto:shaun.gaffey@stantec.com)>, "paul.murray" <[paul.murray@redrow.co.uk](mailto:paul.murray@redrow.co.uk)>, "millie.jeffery" <[millie.jeffery@redrow.co.uk](mailto:millie.jeffery@redrow.co.uk)>

**Subject:** Warburton Neighbourhood Plan - Informal Consultation June 2023

Dear Sir / Madam,

I write on behalf of my client, Redrow Homes, in relation to the above consultation.

My understanding is that the above consultation does not comprise the Neighbourhood Forum's formal "Pre-Submission Consultation" (Regulation 14) of the Plan but provides an early draft for public consultation. I'd be grateful of confirmation that this is the case.

We note that the Parish Council's consultation website states "*An important part of the process is to demonstrate we have effectively consulted with the residents of the village and gained your feedback and input. Without this evidence the plan will not be approved and could be challenged by developers.*" Our view is that the June 2023 Informal Consultation has no formal standing as a consultation process (for the purposes of the Neighbourhood Planning (General) Regulations 2012) and as such its effectiveness is not governed by any relevant regulations which would undermine the lawfulness of the Plan. However, please do let us know if the Forum takes a different view as we consider there are some inadequacies on the consultation process if Regulation 14 was intended to apply (including its failure to engage our Client's as landowners or publicise the NDP through the LPA) which should be rectified.

Notwithstanding the above, we are disappointed that the Forum has not engaged with Redrow as part of either its drafting process or directly as part of this consultation. Redrow have a controlling interest in the land at Warburton Lane for which the NDP is seeking to provide a draft masterplan. As part of its work to help bring forwards the emerging allocation at New Carrington, Redrow is in the early stages of master planning its site in co-operation with Trafford Council as well as undertaking the technical assessments which are vital to understand the Site and what can be delivered there. Indeed, Redrow is also engaged with the Places for Everyone Plan Examination in Public (EIP) which will form part of the Development Plan for the area (along with the Warburton NDP when adopted) and which, in its current draft, requires the Borough Council to prepare a Masterplan which must be prepared with stakeholders and landowners.

We do not consider that it is helpful or productive for the draft NDP to seek to propose a draft masterplan or masterplan options (as it has done) for Redrow's land interests in isolation from a master planning process which the PfE requires or without consulting with Redrow. For the avoidance of doubt, we do not support the Master-planning Options set out within the draft NDP. Indeed, the NDP Forum's Preferred Masterplan (4.6 of the AECOM Masterplan supporting the NDP) is in direct conflict with the emerging policies of the PfE to the detriment of the NDP; including proposing a density of 14dph.

## Warburton NDP Consultation Statement

Redrow would welcome a meeting with the NDP Forum to discuss their approach and consider that it is vital that the masterplan takes into account the work that Redrow are undertaking. Please also be assured that Redrow is seeking to agree a programme for pre-application engagement with Trafford Council which includes a schedule for Stakeholder Engagement (including with the NDP Forum) in September 2023; we would be grateful if the NDP forum would engage with that process in due course.

I trust the above is useful. Please do not hesitate to contact me should you require any further information.

Kind regards

**Ian Gilbert**

Planning Director

Direct: +44 1618174917  
Direct: 07467482273 ext  
ian.gilbert@stantec.com

Stantec  
Tower 12, 18/22 Bridge Street  
Spinningfields, Manchester M3 3BZ

## Warburton NDP Consultation Statement

### Copy of Email sent Tue 20/06/2023 23:42

Dear Mr Gilbert

Thank you for your comments on behalf of Redrow Homes which have been provided in response to the informal consultation on the emerging Draft Warburton NDP.

Please note that Warburton Parish Council is the Qualifying Body under the Neighbourhood Planning legislation which entitles them to lead the plan making process – and is not a ‘Forum’ as referred to in your email. For your information Neighbourhood Fora are bodies which can be set up in non-parished areas for the purposes of preparing a neighbourhood plan or order.

The Parish Council does not intend to respond individually to all comments submitted by stakeholders at this stage: responses to comments and resulting proposed changes to the draft policies and proposals will be published in due course on the Parish Council website. However, in the interests of engagement with a key local stakeholder, I set out below Warburton Parish Council’s response to your specific queries and comments.

The Parish Council confirms that the emerging Draft Warburton Neighbourhood Development Plan (NDP) has been published for informal consultation. At this stage the policies and proposals are fairly well advanced but are not finalised. They have been prepared building on an extensive and detailed evidence base of key documents related to local wildlife and habitats, landscape character, historic landscape character and built heritage assets. Most of this evidence is available on the NDP pages of the Parish Council’s website and other documents are in the final stages of completion and will be published in due course and prior to the Regulation 14 consultation. The emerging Draft NDP has been prepared with the involvement and support of officers from Trafford Borough Council over a lengthy period of time.

Informal consultation on emerging policies and proposals, whilst not a requirement, is welcomed by many independent examiners and demonstrates good practice. The Consultation Statement is one of the ‘submission documents’ (in addition to the Basic Conditions Statement and SEA/HRA screening assessments) and will set out in some detail all stages of consultation and engagement, both formal and informal. The independent examiner will refer to this in his/her report and form an opinion about whether the process has been satisfactory.

The Parish Council (through a Neighbourhood Plan Steering Group) has been working on the Warburton Neighbourhood Plan since early 2019. COVID created some delays in the progress of the plan and the Parish Council commissioned several important background documents as part of the evidence base to underpin and inform the Plan’s draft policies and proposals, all of which have taken some time to complete.

We note that Redrow submitted a Planning Application for their sites in Warburton later in 2019. We noted at the time that Redrow made absolutely no attempt to consult with Warburton Parish Council but appear to have concentrated their efforts on a minimal level of consultation on 18<sup>th</sup> July 2018 with Partington Parish Council, despite the fact the sites are clearly not within Partington. Warburton’s parish boundary is

clearly identified as a designated Neighbourhood Plan Area on the Trafford Borough Council neighbourhood plan pages of their website (see <https://www.trafford.gov.uk/planning/strategic-planning/Development-Plan/neighbourhood-planning.aspx>).

The opposition of Warburton Parish Council and indeed almost every Warburton resident to the then Redrow application was made very clear when we obtained Section 6 status at the Planning Appeal. At the time there was widespread opposition to the proposed development of this area of Warburton and the considerable irreversible environmental and heritage damage this would inflict. The proposals did not adequately address how the proposed development could be accommodated successfully within the unique and important historic landscape of Warburton. Instead of taking inspiration from the attractive rural context and historic character to design a sensitive and high-quality scheme, the proposed development 'turned its back' on the area. For our part, we do not consider that it is helpful or productive for Redrow to propose a draft masterplan or masterplan options (as it has done) for the Warburton site without extensive consultation and engagement with the residents who already live and work here.

Please note, the NDP draft masterplan has not been prepared in isolation from a master planning process which the Places for Everyone Plan Examination in Public requires. Independent consultants AECOM were commissioned through the Government's Neighbourhood Planning Technical Support Programme run by Locality and the Masterplan option proposals and design guidance have been informed by various pre-existing documents including the Warburton Village Design Statement and the New Carrington GMSF Masterplan, September 2020 (also prepared by AECOM). We do not accept that our masterplan options are in direct conflict with the emerging policies of the PfE and indeed, the fact that the previous Redrow scheme was in direct conflict was one of Trafford Council's major concerns with the scheme. We believe Trafford Council have already addressed site density and we have considered this in the masterplan – we seek to explore this in the NDP and understand the implications in relation to what is an exceptionally sensitive site. The density, design and layout of the development should take its cues from the many natural and built heritage assets within and around the site and ensure that a successful transition is made between the urban area of Partington to the north and the historic rural character of Warburton to the south.

We have also been attending the Places for Everyone Plan Examination in Public and have some serious reservations which we have submitted to the Inspectors. There are impacts on Warburton which we believe have not been addressed in the Places for Everyone Plan which will have very serious implications for our village and surrounding rural area.

In respect of pre-application Stakeholder Engagement in September 2023 through Trafford Council, we would be happy to engage, but would request that such engagement is undertaken in the spirit of positive co-operation going forwards. As noted above, we are more than a little cynical at Redrow's commitment to such a meeting and even more so that any ideas/concepts put forward by the Parish Council would be accepted.

In the meantime, we would welcome your detailed written comments on the emerging Draft Warburton NDP and Masterplan so that the Parish Council can consider them alongside the comments and responses of all other stakeholders and decide whether amendments should be made

## | Warburton NDP Consultation Statement

before the Draft Plan is finalised for Regulation 14 consultation, hopefully later this year. As advertised, the current informal consultation period will run until the end of June 2023.

Yours faithfully  
Gaye Fletcher (Parish Clerk)



## Local Green Spaces

Copy of Letter sent to landowners, May 2024

Dear Landowner / Sir / Madam

### Warburton Draft Neighbourhood Development Plan 2024 – 2039 - Local Green Spaces

As you may be aware, Warburton Parish Council is preparing a Neighbourhood Development Plan (NDP) to guide decisions on planning applications and development in Warburton Parish. The NDP will be a statutory planning document and, once made (adopted), will be used in the determination of planning applications by Trafford Borough Council alongside the policies in the recently adopted strategic plan Places for Everyone, and saved policies in Trafford Local Plan and the UDP.

The Draft Plan has a strong focus on protecting and enhancing the natural environment and built heritage of the Parish. The policies and proposals have been informed by responses to several rounds of informal local community consultation and are underpinned by technical background documents including a design guide, wildlife survey and archaeological assessment. The Draft Plan is currently being finalised for formal consultation (Regulation 14).

The National Planning Policy Framework (NPPF) December 2023 allows local communities to protect from development important small scale open spaces which have a particular significance. These are called 'Local Green Spaces'.

In order to qualify for such protection, Local Green Spaces have to comply with a set of criteria set out in the NPPF. Paragraph 106 of the NPPF explains the criteria which have to be met:

*'The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.'*

Paragraph 107 goes on to say *'Policies for managing development within a Local Green Space should be consistent with those for Green Belts.'*

## Warburton NDP Consultation Statement

The Draft Plan contains 6 areas identified as proposed Local Green Spaces which are considered to meet the criteria in the NPPF. These are:

- W13/1 'The Green' off Paddock Lane;
- W13/2 Coroner's Wood, Warburton;
- W13/3 Land to the east of the Paddock Lane / Townfield Lane junction;
- W13/4 Land to the south of the Paddock Lane / Townfield Lane junction;
- W13/5 Land off Wigsey Lane and adjacent to Warburton Old Church; and
- W13/6 Land off Moss Lane and adjacent to Warburton Lane.

A copy of the Assessment Table and site maps for each of the Local Green Spaces is attached to this letter (see separate document).

As a landowner of one or more of these areas, the Parish Council is inviting you to respond with any comments informally, before the list is finalised in the Draft Plan.

I would be grateful if you would respond by 17<sup>th</sup> May 2024. It is proposed that the Draft Plan will be published for at least 6 weeks' formal consultation from the end of May until mid-July and there will be further opportunities to comment during the consultation period.

Yours etc



Stantec UK Limited  
100 Barbicoll Square  
Manchester  
M2 3AB  
UNITED KINGDOM

16<sup>th</sup> May 2024

Mrs Fletcher  
Warburton Parish Council  
10 Egerton Avenue  
Warburton  
Lymm  
WA13 9TD

Dear Mrs Fletcher,

By Email only: [Warburtonparishcouncil@gmail.com](mailto:Warburtonparishcouncil@gmail.com)

We are writing in response to your letter dated 6<sup>th</sup> May 24 to Mr F Lythgoe in relation to the Parish's proposals to designate areas of Local Green Space (LGS) within Warburton. We are writing on behalf of Redrow Homes who are promoting land for development at Warburton Lane.

We received a copy of your letter only this week and via the landowners land agent. We have written in the past to the Parish Council on matters of the NDP and had hoped to be contacted directly on further matters such as this and we would be grateful if we could be included in your circulation list please.

Two proposed areas 'W13/2 Coroner's Wood' and 'W13/6 Land off Moss Lane and adjacent to Warburton Lane' have the potential to impact out interests.

We would not support the inclusion of either area being included within the emerging Neighbourhood Development Plan (NDP) as LGS and to do so would be cause for our objection against the NDP.

In relation to W13/2, we do not consider that the proposals accord with paragraph 106 of the NPPF which sets out the circumstances for designating Local Green Spaces. The policy is a restrictive policy and states that it should 'only' be used where green space meets all of the tests within paragraph 106; as set out below:

*"The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land."*

We consider that W13/2 does not meet any of the above criteria. The NDP and its boundary relates to the residents of Warburton. Your letter makes clear that you consider the space serves the residents of Partington and housing along Oak Road. Those residents are not part of Warburton, are not included within the NDP boundary and are not served by the Parish Council or its Development Plan; indeed, residents of Partington have no say in the adoption of the NDP and will not be consulted as part of the referendum to do so. It is difficult to understand how Warburton Parish Council have assessed the how the Site is of special importance to those residents.

Design with community in mind

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16 May 2024  
Page 2 of 3

Reference: 33310045

Notwithstanding the above, we do not consider that the parcel of land is demonstrably special to the local community or holds a particular local significance. The WPC assessment is not clear what it considers to be the special attributes of the site that make it of 'particular' local significance. WPC makes reference to semi-natural or ancient woodland on the banks of the Red Brook and an association with the former deer park; and notes it as a place of tranquillity and much loved by local people. However, it is not clear how the above conclusions have been reached or how they combine for WPC to consider that the land should be designated as local green space.

The area highlighted in W13/2 is not accessible to the public and it is difficult to understand how the land is enjoyed as a place of tranquillity. The land is separated from a PROW to the north of W13/2 by the Red Brook which provides ready enjoyment of that tract of land and is protected by its status as a PROW; but this is not to be confused with land to the south of the Red Brook (which W13/2 seeks to designate) which is not publicly accessible. The stretch of woodland which can be enjoyed (by views across the brook) from the PROW is not ancient woodland nor is it considered to provide important views in relation to heritage assets.

The area which the WPC has regard to has been assessed as part of a previous planning appeal (APP/Q4245/W/19/3243720) which considered the importance of the landscape in the context of its wider setting and in the context of the former deer park. The Inspector concluded that notwithstanding the value which local people placed on the entire landscape surrounding Warburton, its characteristics were insufficient to be considered as a 'valued landscape'. Similarly, despite the value that local evidence placed on the importance of the heritage value of the former deer park (which WPC goes on to describe as extremely rare and special), the Inspector did not appear to share those views. We do not dispute that parts of W13/2 are of value visually, arboriculturally and ecologically (and that local people value those attributes), however, we consider that there is insufficient evidence to demonstrate that those features are 'demonstrably special to the local community' or that they hold a 'particular local significance' due to any of those attributes; both of those tests must be passed for such a designation to be made and for designation as LGS to be justified.

Lastly, part c) of paragraph 106 of the NPPF requires that the land in question is not an extensive tract of land. We consider that the land is, indeed, an extensive 'tract' of land. The land in question bounds the entire length of the southern boundary of Partington on the west of Warburton Lane. None of which is publicly accessible and the majority of which cannot be experienced or meaningfully enjoyed from publicly available viewpoints.

Planning practice guidance (reference 37-005-20140308) set out that the purpose of a LGS designation is a way to provide special protection against development for green areas of particular importance to local communities. Notwithstanding the above and the assessment that has been provided by WPC, we consider that the designation of LGS at W13/2 would be objectionable because such a designation would be in conflict with other parts of the Development Plan; in particular, the allocation of the Site for housing development within the Places for Everyone (P/E) Plan.

The requirement of paragraph 107 of the NPPF that LGS designations are to be treated as Green Belt for the purposes of policy making (and de facto for decision making) would clash with the GMCA (and Trafford Council's) adopted policy to develop land to the south of W13/2; by definition, that land cannot be kept open and will necessarily be bound by development. To introduce such designations within the NDP would serve to undermine the robustness of the NDP. Indeed, Planning Guidance (paragraph 37-007-20140308) specifies that "Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designation should not be used in a way that undermines this aim of plan making."

Whilst we do not consider that WPC should designate the above sites at LGS within the NDP, we do not consider that it is necessary to meet the aims of the NDP. As demonstrated by the extensive development control criteria within P/E Allocation JPA30 (New Carrington) and through the above mentioned appeal, the development management process contains adequate policies to safeguard and

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mitigate any harm to any attributes of conservation value at the Site, whether that is landscape, arboriculture, heritage or ecological value. Indeed, WPC notes where it considers that the Site contains heritage assets or ancient woodland, Planning Policy Guidance (paragraph 37-011-20140308) sets out that different types of [existing] designations are intended to achieve different purposes. If land is already protected by designation, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.

In relation to W13/8 Land off Moss Lane and adjacent to Warburton Lane, we disagree that the area is capable of satisfying part b) of NPPF paragraph 106. The area may be capable of forming part of the setting of a heritage asset as set out by WPC, but as such, its value to the significance of the heritage asset would be protected by policy and statute. It is not necessary for it to be otherwise protected. Save for that, that value attributed to W13/8 by WPC appears to be on the basis of it providing for views across the Moss and towards Warburton when existing Partington or travelling along Moss Lane. The LGS designation is intended to protect land which itself is of special value or significance, which this land is not. The land highlighted is, essentially a highway verge and contains none of the listed attributes listed in paragraph 106 of the NPPF.

Notwithstanding the above, we consider that designation of the land would also conflict with the policies of the PFE. The land proposed for inclusion in W13/8 is within the boundary of PFE Allocation JPA30 (please see extract of PFE interactive mapping below) and is excluded from the Green Belt. It would be perverse in logic for a planning policy which allocates a Site outside of the Green Belt to sit side by side with a policy which re-introduces the effect of the Green Belt.



We trust the above is helpful in WPC advancing its NDP. Please do not hesitate to contact us should you require any further information.

Yours sincerely,

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**Warburton Neighbourhood Development Plan**

**Regulation 14 Consultation**

**Table 4: Residents and Local Stakeholders – Summary of Responses**

**1. Warburton NDP Draft Vision**

Support: 85

Object: 0 (nil)

<b>Ref No</b>	<b>Comments received</b>	<b>Parish Council's Consideration</b>	<b>Amendments to NDP</b>
23	Potholes - Paddock Lane / Saracens Head Footpath Hedges overgrown everywhere	Noted. Refer to Appendix 1: Parish Council Actions and Local Aspirations Part 1 Safe walking and cycling – lack of maintenance of infrastructure. The PC will continue to work with Trafford Council to address these ongoing issues.	No change.
35	Wonderful goals which I do hope are all achievable.	Noted.	No change.
36	The vision is a fine one - encompassing the well-being of both the people and the place.	Noted.	No change.
45	There has to be consideration for working farms with livestock and grass crops. Walkways need to be monitored by police or another organisation as all too often dogs are not kept under control worrying sheep and cattle. We have experienced this frequently.	Noted. This is not a matter for the NDP but the PC could try and raise awareness locally of the need for dog owners to act responsibly and keep dogs under control.	No change.
47	Needs community centre for the elderly Less housing being built on green belt with limited road schools etc	Noted. The development of PfE allocation JPA30 New Carrington should include investment in community facilities and transport infrastructure. The PC is engaged with the New Carrington masterplan process and there will be further opportunities for responding to public consultations on the masterplan and development proposals.	No change.

		The proposed development is not on land in the Green Belt.	
58	It is clear that considerable work has been done on the Draft Warburton Neighbourhood Development Plan by those responsible, thank you for all your hard work in producing this comprehensive document to hopefully safeguard our pretty village from parties whose first aim is financial gain.	Noted.	No change.
64	Such an interesting report and plan. Thanks for all the hard work.	Noted.	No change.
71	Fully Support	Noted.	No change.
80	Fully support the draft vision for Warburton	Noted.	No change.
81	Wholehearted support	Noted.	No change.
82	I support the Draft Vision	Noted.	No change.
86	I fully support	Noted.	No change.

## 2. Warburton NDP Draft Objectives

Support: 84

Object: 1

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
35	To promote safe cycling through the village to access safer cycle routes such as the Trans Pennine would be very welcomed by families. For the future: The Ship Canal is a great under-used asset and could possibly be investigated as a line along which to establish a cycle route linking Manchester with Liverpool. Something that would be used for recreation and for commuting.	Accepted.  The Heritage Trail and proposed extensions link to the MSC. The NDP can only include policies and proposals for the area within Warburton Parish (NDP Map 1) but the PC could work to promote greater use of the MSC as part of a cycle route linking to Manchester and Liverpool.	Add to Appendix 1 Part 2:  'The PC is also aware of the potential opportunities for the MSC to provide a safe cycle route linking to Manchester and Liverpool and will support this if opportunities for developing a route along the MSC arise.'
41	I propose a minor change to the wording from <i>To conserve and enhance the distinctive landscape, buildings and heritage assets of the Parish, ensuring that any development is sympathetic, sensitively designed and high quality which is keeping with local character and respects the Village Design Statement.</i> to	Partially accept.  Amend wording and address typo to improve sentence.	<b>Amend Objective 1:</b>  'To conserve and enhance the distinctive landscape, buildings and heritage assets of the Parish, ensuring that any development is sympathetic,

	<p><u>To conserve and enhance the distinctive landscape, buildings and heritage assets of the Parish, ensuring that any development is sympathetic, sensitively designed and respects the Village Design Statement.</u></p> <p>By removing "in keeping with" we will avoid proposals that are a pastiche or imitations of our historic buildings, which would damage the value of the original buildings and de-value the sense of identity and tradition currently enjoyed by the community</p>		<p>sensitively designed and high quality <del>which is keeping with</del> <u>responds to</u> local character and respects the Village Design Statement.</p>
47	<p>Protect green belt and more busses . Stop hydrogen plants / gas mixing in our village - risk of fires / industrialisation of rural areas . Care and research round electricity, pylons, causing cancer.</p>	<p>Noted. The Green Belt is protected in strategic planning policies (PfE) and the NPPF. The PC is aware of issues with local bus services and campaigns for improvements in public transport – see Appendix 1 Part 6. The NDP cannot address potential health impacts of electricity pylons but proposals should take not account the latest evidence and be planned to minimise risks to public health.</p>	<p>No change.</p>
62	<p>Objective 1: While I appreciate the importance of preserving the distinctive character of our Parish, I believe that the requirement for all development to be 'in keeping with the local character' could unintentionally limit creative and innovative design. There is a risk that this approach might lead to pastiche rather than encouraging high-quality, contemporary designs that complement and enhance our area. I suggest that the plan allow for a degree of flexibility to enable architects and developers to introduce thoughtful, modern interpretations that respect the local context while contributing something new and valuable to the community.</p>	<p>Noted. Refer to Policy W5: High quality contemporary designs will be supported where they respect local context and character. The Warburton Design Guide provides more detailed information about this in Part 5.3.</p>	<p>No change.</p>
63	<p>Reduce road speeds by having more/clearer speed limit signs</p>	<p>Accepted. Refer to Appendix 1 Part 1 Road Safety.</p>	<p>No change.</p>
80	<p>Fully support the draft objectives.</p>	<p>Noted.</p>	<p>No change.</p>
83	<p>I support the Draft Objectives</p>	<p>Noted.</p>	<p>No change.</p>
86	<p>I fully support</p>	<p>Noted.</p>	<p>No change.</p>

**3. Warburton NDP Policy W1 - Conserving and Enhancing Local Landscape Character**

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
15	See comments from Ref 16 re. continued opposition to HS2	Noted. At the current time it is not proposed to progress HS2 to Manchester and beyond.	No change.
16	Expect continued opposition to HS2 should the Labour government resurrect it.	Noted. At the current time it is not proposed to progress HS2 to Manchester and beyond.	No change.
32	There should be a balance between the landscape character and the farming businesses on the land in the parish.	Accepted. The NDP includes policies to support farm diversification and supports energy schemes in the countryside. Warburton's landscape character, natural assets and built heritage all provide opportunities for attracting visitors and investment in rural businesses, BNG and carbon storage etc and the NDP recognises this.	No change.
35	Fully support all.	Noted.	No change.
36	Excellent stress on recognising the local landscape character of Warburton and responding positively to that.	Noted.	No change.
62	Objective 1: While I appreciate the importance of preserving the distinctive character of our Parish, I believe that the requirement for all development to be 'in keeping with the local character' could unintentionally limit creative and innovative design. There is a risk that this approach might lead to pastiche rather than encouraging high-quality, contemporary designs that complement and enhance our area. I suggest that the plan allow for a degree of flexibility to enable architects and developers to introduce thoughtful, modern	Noted. Refer to Policy W5: High quality contemporary designs will be supported where they respect local context and character. The Warburton Design Guide provides more detailed information about this in Part 5.3.	No change.



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	interpretations that respect the local context while contributing something new and valuable to the community		
82	This is hugely important to maintain/enhance the character of Warburton	Noted.	No change.
83	Preserving this area is extremely important for Warburton	Noted.	No change.

### 4. Warburton NDP Policy W2 - Warburton Deer Park

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
36	Again, excellent stress on the need for any development proposals to both reflect and respond to the landscape and character of Warburton.	Noted.	No change.
38	Need details	Noted. The supporting text, map 3 and Heritage Assessment all provide detailed information.	No change.
82	This is hugely important to maintain/enhance the character of Warburton	Noted.	No change.
83	Preserving this area is extremely important for Warburton	Noted.	No change.

### 5. Draft Policy W3 - Protecting and Enhancing Wildlife

Support: 84

Object: 1

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
10	In W3.6 Is reference to Coastal grazing marshes relevant? (feels like it has just been lifted from another document)	Noted. This has been raised previously but refers to the wildlife report by CWT. Refer to Table 2 – the Policy wording will be amended in line with recommendations provided by UU.	No change.
32	Tree planting should be allowed wherever the owners choose to plant, within reason.	Not accepted. In some parts of Warburton planting trees is not appropriate but other	No change.

		measures set out in the policy should support local wildlife enhancement.	
36	Very pleased to see the stress on biodiversity and natural habitats.	Noted.	No change.
82	Development around these areas should be strictly limited, to ensure wildlife and biodiversity.	Noted. The maps help to identify where wildlife should be protected as a priority.	No change.
83	Ecologically very important	Noted.	No change.

**6. Warburton NDP Draft Policy W4 - Warburton Moss**

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
38	Need details	Noted. Map 6 shows some details of the area but is indicative.	No change.
83	Very important area for conservation	Noted.	No change.

**7. Warburton NDP Draft Policy W5 - Responding to Local Character**

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
32	Agree totally. Very important to retain the architectural style of the parish.	Noted.	No change.
36	Very pleased to see the stress on the local character of a unique parish.	Noted.	No change.
46	Support strongly.	Noted.	No change.
62	Objective 1: While I appreciate the importance of preserving the distinctive character of our Parish, I believe that the requirement for all development to be 'in keeping with the local character' could unintentionally limit creative and innovative design. There is a risk that this approach might lead to pastiche rather than encouraging high-quality, contemporary designs that complement	Noted. Refer to Policy W5: High quality contemporary designs will be supported where they respect local context and	No change.

	and enhance our area. I suggest that the plan allow for a degree of flexibility to enable architects and developers to introduce thoughtful, modern interpretations that respect the local context while contributing something new and valuable to the community	character. The Warburton Design Guide provides more detailed information about this in Part 5.3.	
82	Hugely important policy.	Noted.	No change.

**8. Warburton NDP Draft Policy W6 - Protecting Heritage Assets**

Support: 85  
Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
36	Again, pleased to see mention of the importance of the heritage and historical assets of what is a unique place.	Noted.	No change.
51	Very much agree, informative plan	Noted.	No change.
62	Objective 1: While I appreciate the importance of preserving the distinctive character of our Parish, I believe that the requirement for all development to be 'in keeping with the local character' could unintentionally limit creative and innovative design. There is a risk that this approach might lead to pastiche rather than encouraging high-quality, contemporary designs that complement and enhance our area. I suggest that the plan allow for a degree of flexibility to enable architects and developers to introduce thoughtful, modern interpretations that respect the local context while contributing something new and valuable to the community	Noted. Refer to Policy W5: High quality contemporary designs will be supported where they respect local context and character. The Warburton Design Guide provides more detailed information about this in Part 5.3.	No change.
82	Hugely important policy.	Noted.	No change.

**9. Warburton NDP Draft Policy W7 - Non Designated Heritage Assets**

Support: 85  
Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
36	See comments above.	Noted.	No change.
62	Objective 1: While I appreciate the importance of preserving the distinctive character of our Parish, I believe that the requirement for all development to be 'in keeping with the local character' could unintentionally limit creative and innovative design. There is a risk that this approach might lead to pastiche	Noted. Refer to Policy W5: High quality contemporary designs will be supported where they	No change.

	rather than encouraging high-quality, contemporary designs that complement and enhance our area. I suggest that the plan allow for a degree of flexibility to enable architects and developers to introduce thoughtful, modern interpretations that respect the local context while contributing something new and valuable to the community	respect local context and character. The Warburton Design Guide provides more detailed information about this in Part 5.3.	
82	Hugely important policy.	Noted.	No change.

**10. Warburton NDP Draft Policy W8 - Warburton Conservation Area**

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
41	I propose a minor change to the wording from <i>New development, conversions, extensions and alterations in the Warburton Conservation Area must conserve and enhance the Conservation Area's special historical and architectural character.</i> to <u>New development, conversions, extensions and alterations in the Warburton Conservation Area must be sensitive to the Conservation Area's special historical and architectural character.</u> As with my proposal for question 8 I believe this will help avoid proposals that are a pastiche or imitations of our historic buildings, which can do more harm than good.	Noted.  Refer to Table 1 TBC comments.  This paragraph will be deleted in line with Recommendation 16: The first paragraph of Draft Policy W8 is deleted.	No further change.
47	Has to be green belt protection	Noted. The Green Belt is protected in strategic policies in PFE and in the NPPF.	No change.
62	Objective 1: While I appreciate the importance of preserving the distinctive character of our Parish, I believe that the requirement for all development to be 'in keeping with the local character' could unintentionally limit creative and innovative design. There is a risk that this approach might lead to pastiche rather than encouraging high-quality, contemporary designs that complement and enhance our area. I suggest that the plan allow for a degree of flexibility to enable architects and developers to introduce thoughtful, modern interpretations that respect the local context while contributing something new and valuable to the community	Noted. Refer to Policy W5: High quality contemporary designs will be supported where they respect local context and character. The Warburton Design Guide provides more detailed information about this in Part 5.3.	No change.

66	Whilst supporting in principle, I do not agree that replacement windows in houses in the Conservation Area should not be UPVC, if the design is in keeping. This is better for insulation.	Not accepted. The VDG advises that 'Large expanses of white UPVC window framing should be avoided.' Glazing should be sensitive to the historic context. Further information is provided in the WDG 5.3.4 Materials and Detailing.	No change.
82	Hugely important policy.	Noted.	No change.

**11. Warburton NDP Draft Policy W9 – Archaeology**

Support: 85  
Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
82	Completely agree.	Noted.	No change.

**12. Warburton NDP Draft Policy W10 - Warburton Masterplan**

Support: 85  
Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
32	Whilst not welcoming such a large development of housing into the rural parish of Warburton, the strategic allocation JPA33 has set out the need for this. I would agree that the lower density housing with pockets of green space in between would be the most desirable in the rural parish of Warburton. Also that there be a buffer of trees around the curtilage of any development. Any development should adhere to the design principles in this neighbourhood plan.	Noted.	No change.
33	see comments in Q19	Noted.	No change.
34	Would prefer not to have any large scale develop in the village and would prefer it if Trafford and the places for everyone plans would permit that and	Noted.	No change.

	take local residents views into consideration. The large scale development within Warburton is not wanted by almost all the current residents		
82	Agree; really important policy.	Noted.	No change.

**13. Warburton NDP Draft Policy W11- Sustainable Design and Climate Change**

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
32	Any development should not add to the flood risks already present and should mitigate these flood risks most definitely.	Noted.	No change.
36	An important stress in the current climate.	Noted.	No change.
46	Support strongly.	Noted.	No change.
51	Very important, agree	Noted.	No change.
82	Agree	Noted.	No change.
83	Extremely important and relevant	Noted.	No change.

**14. Warburton NDP Draft Policy W12 - Walking and Cycling**

Support: 84

Object: 1 (See 32 below)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
15	See comments from 16 re. Cycle paths being inappropriate as the roads are too narrow	Noted. The NDP does not promote on road cycle lanes. There are several off-road routes in the Parish and these are noted in the NDP. New development eg of JPA30 should provide new opportunities for improved	No change.

		safe walking and cycling provision.	
16	Cycle paths not appropriate as roads too narrow.	Noted. The NDP does not promote on road cycle lanes. There are several off-road routes in the Parish and these are noted in the NDP. New development eg of JPA30 should provide new opportunities for improved safe walking and cycling provision.	No change.
32	Can't decide to support or object to this. I agree with most of the policy, especially on cycling, walking and active travel. I don't agree however with the need to reduce speed limits on all major roads. I feel that 40mph on the main road through the parish is totally acceptable.	Not accepted. The PC has and continues to receive complaints from residents about traffic speeds and road safety and wishes to help address this working with TBC.	No change.
36	Very important to look at safety and speed control.	Noted.	No change.
39	Emphasis should be on enhancing existing footpaths on Dunham Road, connecting Dunham to Warburton and reducing the speed limit along Dunham Road.	Noted. The PC will continue to consult with residents to identify local priorities for action.	No change.
45	There needs to be clear guidelines where both these activities take place. Also a code of conduct with sanctions if not adhered to. I am referring to footpaths. Cyclists often use footpaths despite clear signs. Also clear signs to be distributed as up to now the farmer has to cover all costs.	Noted. Cyclists probably use footpaths in areas where traffic is a hazard. The PC intends to use CIL monies to address local issues more effectively and will continue to consult with residents to identify priorities.	No change.
46	Support strongly.	Noted.	No change.
82	Probably the most important practical policy for Warburton residents, particularly improvements to existing pavements and ongoing maintenance, together with reduced speed limits on all major roads. At the present time,	Noted.	No change.

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	these policies are largely ignored, which puts pedestrians at very considerable risk of injury/death.		
83	Extension of pathways would need to be carefully planned, managed and maintained.	Noted.	No change.

### 15. Warburton NDP Draft Policy W13 - Local Green Space

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
10	W13 Appx 5 w13.3 p88 In the reference 2.6.2 to the Conservation Area Management Plan, there is reference to the fact that this area of Local Green Space is historically important as the location of the village stocks. I found this confusing, as the stocks are now on the other side of the road, and not in this area. I suggest that the phrase be a need to '.....historically important as the original location of the village stocks.'	Noted. The CAAMP document was prepared by TBC. Refer comment to TBC Conservation Officer.	No change.
46	Support very strongly.	Noted.	No change.
82	Agree	Noted.	No change.
83	Very important for pavements and green spaces to be maintained and accessible for all.	Noted.	No change.

### 16. Warburton NDP Draft Policy W14 - Rural Diversification

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
23	Must sort out hedges on footpaths, so difficult to use with mobility aids, prams, pushchairs	Noted. Refer to App 1 Part 2.	No change.
32	Whilst all new Agricultural buildings should minimise visual intrusion as much as possible, it needs to be accepted that the function and needs of the new buildings has to be taken into account.	Noted.	No change.
36	As with all the other areas above, excellent coverage of issues - in this case, issues which will preserve and protect the character of Warburton.	Noted.	No change.



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45	This is impossible with such poor digital connectivity. I wholeheartedly agree with rural diversification as it keeps farms afloat. Fast internet speeds are vital.	Noted. The PC is supportive of improvements to communications technologies in the Parish and new development of JPA30 may provide opportunities for investment in local services..	No change.
82	Agree	Noted.	No change.

### 17. Warburton NDP Draft Policy W15 - Energy Proposals

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
23	Heat Pump grants No gas for Warburton	Noted. Govt grants are available for some technologies and energy efficiency measures.	No change.
38	Need details	Noted.	No change.
82	Agree	Noted.	No change.

### 18. Warburton NDP Draft Policy W16 - Community Facilities

Support: 85

Object: 0 (Nil)

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
32	These facilities need to be protected as much as possible. If necessary the buildings need to be protected for other uses if this is the only outcome. The integrity of the current buildings is paramount.	Noted.	No change.
36	Thank you for identifying and supporting these community facilities which serve the parish.	Noted.	No change.
47	Need more community facilities for the elderly	Noted.	No change.

		JPA30 may provide opportunities for improving community facilities for older people.	
82	Agree	Noted.	No change.

**19. Warburton Masterplan and Design Guide (NDP Appendix 4)**

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
10	In the section Rural Diversification and Energy, paragraph 5.6.6. refers to a supportive planning framework for small scale extensions and conversions to support small scale local business and those working from home. I think this should be expanded a little to allow sympathetic extensions to small dwellings to accommodate 21st century living.	This refers to the NDP para 5.6.6. Accepted Amend as recommended.	<b><u>Amend 5.6.6 to refer to 21<sup>st</sup> century living.</u></b>
12	We fully support all proposals	Noted.	No change.
13	Fully support all Parish initiatives	Noted.	No change.
17	Sort the roads out, speeding cars, hole in pavement reported twice since May.	Noted.	No change.
32	Can't find this document.	Noted. The WNDG is on the website.	No change.
33	We are concerned about the resulting road pattern that will result from this development plan and how it could badly affect our vehicular access to Warburton Lane.  In particular; the introduction of two new junctions and associated filter lanes together with a pedestrian crossing and central reservation in close proximity to our drive gateway. Is there any scope in the NDP to include wording to preserve the free access that we currently have to Warburton Lane or commit a developer to providing a suitable alternative arrangement?	Noted.  <b>Refer comments to TBC to be considered and addressed in New Carrington Masterplan.</b>	No change.
34	Most residents of the village do not want large scale developments such as those planned by Redrow in the village. This scale of Development would completely overwhelm the village and local infrastructure which is already minimal at best.	Noted. JPA30 is a strategic allocation in PfE. Warburton NDP has been prepared to try and help shape new development so that the proposals are as	No change.

		sensitive as possible to Warburton's unique character and heritage.	
36	Very clear and thorough.	Noted.	No change.
39	A key priority should be to reduce the excessive speed limit along Dunham Road. Also, to enable a safe footpath and cycle lane to allow pedestrians and cyclists to access this year long.	Noted. Refer to Appendix 1 Part 2. The PC will continue to consult with residents on priorities for actions in the Parish.	No change.
45	I have mentioned my reservations in previous answers to questions.	Noted.	No change.
61	We fully support the proposals laid out in the master plan and believe they would enhance the local area for residents, businesses and the environment	Noted.	No change.
62	Objective 1: While I appreciate the importance of preserving the distinctive character of our Parish, I believe that the requirement for all development to be 'in keeping with the local character' could unintentionally limit creative and innovative design. There is a risk that this approach might lead to pastiche rather than encouraging high-quality, contemporary designs that complement and enhance our area. I suggest that the plan allow for a degree of flexibility to enable architects and developers to introduce thoughtful, modern interpretations that respect the local context while contributing something new and valuable to the community	Noted. Refer to Policy W5: High quality contemporary designs will be supported where they respect local context and character. The Warburton Design Guide provides more detailed information about this in Part 5.3.	No change.
82	Agree	Noted.	No change.
83	The guide is a fabulous document, detailing many aspects of Warburton which make the village very special. We need to protect and nurture it's green spaces.	Noted.	No change.

**20. Other comments on the Neighbourhood plan**

Ref No	Comments received	Parish Council's Consideration	Amendments to NDP
10	Probably falls outside of the Neighbourhood plan, but:- How do the potential residents of the projected development as detailed in Map 8 (page 55) get assimilated into Warburton and feel that they belong to Warburton rather than Partington / Carrington?	This is more of a matter for the New Carrington Masterplan and designs to promote social cohesion and interaction, but it will also be dependent on existing residents being	No change.

## Warburton NDP Consultation Statement

		supportive and welcoming to new residents.	
15	See comments from 16 re. the dangerous traffic situation on the B6144 and the need to reduce the speed limit to prevent further fatalities.	Noted. Refer to Appendix 1.	No change.
16	Some reduction of the speed limit of the B6144 is essential. There have been several fata ( as flowers at Dunham Road and Moss Lane testify) and near fatal ( as I can attest) in the past. The lack of noise from electric cars (and cyclists) make it more dangerous to emerge onto this road, especially from the side with no pavement therefore better view of oncoming traffic.	Noted. Refer to Appendix 1.	No change.
23	In recent months it has been so difficult to use Warburton pathways with mobility aids - often having to go onto the main road. Must make provision for Warburton residents to have "passes" if/when Peel Ports increase cost for crossing the Manchester ship canal. Pot holes ( Saracens Head) - no action for at least 2 years!! Garage site at rear of Paddock Lane MUST be repaired / maintained	Noted. Refer to Appendix 1.	No change.
32	Warburton should be protected as much as possible from development not desired in the parish which will impinge on farming here.	Noted. The NDP has to be in general conformity with higher level planning policies and proposals including PfE JPA30. Most of the proposed development will be on land to the north of the parish around Partington.	No change.
33	<p>Having already been adversely affected by the development of former farmstead land that adjoins our property into the current Top Park Close we recognise the need for the NDP.</p> <p>Several typos and errors were noted from our skim reading of the document, which detract from the otherwise high standard. For example:</p> <ul style="list-style-type: none"> <li>• NDP p19 para 4.4: presumably 'complementary' is intended rather than 'complimentary'.</li> <li>• NDP p28 para 5.1.22: 'Birth Farmhouse' should read 'Birch Farmhouse'</li> <li>• NDP general: consistency in use of 'non designated' or 'non-designated'</li> <li>• NDP Appendix 4 p48: 'Design Principals and Parameters' should read 'Design Principles and Parameters'</li> </ul>	<p>Noted.</p> <p>PC ref to AECOM: NDP Appendix 4 p48: 'Design Principals and Parameters' should read 'Design Principles and Parameters'</p>	<b><u>Amend typos as recommended.</u></b>

## Warburton NDP Consultation Statement

	<ul style="list-style-type: none"> <li>NDP Appendix 4 p88: presumably 'Worsthorne with Hurstwood' should read 'Warburton'</li> </ul>		
35	<p>Congratulations to all involved in producing this very detailed, interesting and well illustrated document, thank you for all your incredible hard work and dedication. For me, it is a document that requires several reads to fully absorb all the details which explains why I haven't responded in your comment boxes. It is sure to make a huge impact in helping to conserve our community and the environs, thank you.</p> <p>Just two minor comment - I feel very uncomfortable reading the word TOURISM in relation to Warburton as this conjures up a vision of the masses descending on us. Also, I feel there are a little contradictions in the text relating to the ship canal.</p>	Noted.	<b><u>Consider changing Tourism to 'visitors' or similar.</u></b>
36	Thank you to all who have been involved in producing the NDP - I am very grateful for your time, expertise and dedication.	Noted.	No Change.
46	Well done for the hard, thorough work by the committee. Also asking for opinions, so everyone has had opportunity to comment.	Noted.	No Change.
47	See above - grants for solar panels and heat pump generators plus cable broadband for the area	Noted. Refer to Gvt grants.	No Change.
62	Objective 1: While I appreciate the importance of preserving the distinctive character of our Parish, I believe that the requirement for all development to be 'in keeping with the local character' could unintentionally limit creative and innovative design. There is a risk that this approach might lead to pastiche rather than encouraging high-quality, contemporary designs that complement and enhance our area. I suggest that the plan allow for a degree of flexibility to enable architects and developers to introduce thoughtful, modern interpretations that respect the local context while contributing something new and valuable to the community	Noted. Refer to Policy W5: High quality contemporary designs will be supported where they respect local context and character. The Warburton Design Guide provides more detailed information about this in Part 5.3.	No change.
79	The draft NDP is a well thought out, detailed and community-focused document which describes all the appropriate measures which should be adopted to meet the vision and objectives described. Warburton is a small community wishing to retain its historical and rural identity. Adopting the NDP is critical to ensuring Warburton village is protected and any future developments will be in keeping with the area and the wishes of local residents.	Noted.	No change.
82	The overarching consideration must be to preserve the character of Warburton and defend it from any development which puts this objective at risk. A local road traffic management system is essential ensure the quality of life is maintained for Warburton residents.	Noted.	No change.

| Warburton NDP Consultation Statement

85	<p>I feel the plan really needs to focus on the future as well as remembering the past. Good broadband, mobile phone coverage, road infrastructure, appropriate housing and adapting to help people's changing needs are the really important things to keep the village alive. I do feel the level of traffic going through most of the roads in Warburton is overbearing and not doing ant favours for the people of Warburton. I am not too sure if the plan can do anything to help this. The level of litter, especially thrown out of car windows, is at an all time high. This is a national problem for communities near conurbations. Maybe more obvious signage would help this issue. The condition of the roads is also disgraceful, I know that this is Traffords call. Allowing hedges along public highways to grow higher and thicker does make travelling down country roads awkward/unsafe in the early summer months. I think the building of houses out from Partington and Broadheath on beautiful green belt land in Dunham Massey and Warburton is a real shame and making rural life in the area almost non existant.</p>	<p>Noted. Refer to Appendix 1.</p>	<p>No change.</p>
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Appendix 7 – Comments from Trafford BC on Draft Submission Plan

**Warburton Neighbourhood Plan**

**Trafford Council Comments on the ‘Warburton Draft Neighbourhood Development Plan Regulation 14 Updated Submission Plan – Jan 2025’**

**13 December 2024**

<b>TBC Comments</b>	<b>SG / PC Response and Changes to Submission Plan</b>
<p><b>Overview</b>                      The Council welcomes the collaborative and constructive manner in which the Steering Group have taken on board the Council's comments at the Regulation 14 stage. The following additional comments set out Trafford Council's initial, informal view on:</p> <ul style="list-style-type: none"> <li>• The Warburton Neighbourhood Development Plan 2025 – 2039 Submission Plan (January 2025) v3, shared on 21 November 2024.</li> </ul> <p>Please note that the following comments cover the above document only. Further changes are also required to the accompanying Warburton Design Guide (Appendix 4 of the Draft plan). The update to the Design Guide will also likely result in changes to some of the draft policies, and the Council will therefore provide comments on the Design Guide and any updated policies when they are available.</p>	<p>Noted. No further change.</p>
<p><b>Plan Specific Comments</b>  <b>Policy W1 Conserving and Enhancing Local Landscape Character</b>                      Key view corridors                      The updated policy wording includes reference to Part 3 of the Warburton Design Guide. This document is yet to be updated, so the Council is currently unable to assess the potential implications of the proposed amendments to Policy W1 regarding key view corridors</p>	<p>The former Warburton Masterplan and Design Guide has now been provided as 2 separate documents:</p> <ul style="list-style-type: none"> <li>• Warburton Design Guidance and Codes and</li> <li>• Warburton Concept Masterplan.</li> </ul> <p>Figure 2: Landscape Views within Warburton Parish (Reproduced from Figure 12, Warburton Design Guidance and Codes) has been added to the Submission Plan and shows direction of views and includes a key.</p>
<p><b>Warburton Landscape Character Types and Areas</b>                       As set out in the Council's previous comments (13 September 2024), Places for Everyone (Pfe) Policy JP-G1: Landscape Character includes a series of Landscape</p>	<p>Noted. No further change.</p> <p>These were prepared by a member of the SG who is a qualified landscape architect. The PC considers it is in</p>

TBC Comments	SG / PC Response and Changes to Submission Plan
<p>Character Types across the plan area. Map 2 of the WNDP sets out additional Warburton Landscape Character Types and Areas.</p> <p>Whilst this is not objected to in principle, it should be ensured that the inclusion of the Warburton Landscape Character Types and Areas contained within the WNDP are in general conformity with the requirements of PfE Policy JP-G1: Landscape Character</p>	<p>general conformity. Please refer to full report which is provided as a background document and forms part of the NDP's evidence base.</p>
<p>Additional Paragraph</p> <p>Criterion 30 of PfE Policy JPA 30: New Carrington requires development to 'provide appropriate landscape buffers across the site, including a substantial landscape buffer along the southern boundary of the Warburton Lane development parcels to mitigate the impact on the rural landscape to the south of the allocation'. This section of W1 is therefore largely covered by the PfE policy requirement. In addition, it should be noted that the requirement for a landscape buffer does not relate to the development density which is currently referred to in W1.</p> <p>The Council also reiterates its previous comments that specifying a minimum 30m landscape buffer is not required. PfE Policy JPA30 already requires a 'substantial' landscape buffer on the southern boundary of the Warburton Lane development parcels.</p> <p>For clarity, it should also be noted that Coroners Wood did not previously act as a boundary to the Green Belt.</p> <p><b>Recommended changes to W1 final paragraph</b></p> <p>Development in the PfE Policy JPA 30 New Carrington allocation must include a <u>suitable substantial landscape buffer along the southern boundary of the Warburton Lane parcels to Warburton Deer Park</u> to separate built development from the area <u>to the south, reduce density</u> and to soften the transition to the rural area and historic landscape. <u>to the south. A 30m belt of woodland on the southern and eastern boundaries of the development sites would be the minimum requirement to retain the visual and physical boundaries to the Green Belt originally provided by Coroners Wood.</u></p>	<p>Not accepted.</p> <p>The SG considers that a 30m buffer is justified and provides more local detail to the higher-level strategic policy which refers to 'appropriate' landscape buffer and which is not defined.</p> <p>Coroners Wood was the boundary to the parish of Warburton and the deer park. There is a long established historic association with deer parks and ancient woodland. It was the Green Belt boundary until approx. 2004.</p> <p>The SG accepts that the clause referring to density could be deleted, and the Policy should be partly reworded but the majority of the existing wording should be retained in the Submission Plan.</p> <p>Amend final paragraph of Policy W1 to:</p> <p><i>'Development in the PfE Policy JPA 30 New Carrington allocation must include a substantial landscape buffer along the southern boundary of the Warburton Lane parcels to separate built development from the area to the south and to soften the transition to the rural area and historic landscape. A 30m belt of woodland on the southern and eastern boundaries of the development sites would be the minimum requirement to retain the visual and physical boundaries to the Green Belt originally provided by Coroner's Wood.'</i></p>
<p><b>Policy W2 Warburton Deer Park</b></p>	<p>Accepted. Change made.</p>



TBC Comments	SG / PC Response and Changes to Submission Plan
<p>Para 5.1.23 This should reference that Heathlands Farmhouse and Barn, and Barn to southeast of Birch Farmhouse are Grade II listed and designated heritage assets.</p>	
<p>Policy W2 The inclusion of the recommended wording which replaces development proposals 'will be required to reflect and respond to' with 'should recognise and respond to' the historic landscape assets is welcomed.</p> <p>The inclusion of a potential review of Map 3: Heritage and Landscape Assets Related to Warburton Medieval Deer Park, following review by GMAAS, is also welcomed. In addition, label '1. Ancient Woodland' should more clearly identify Coroners Wood, adjacent to the Manchester Ship Canal</p>	<p>Noted.</p> <p>GMAAS were contacted and provided the following email response:</p> <p>By email 21<sup>st</sup> December 2024</p> <p><i>'Hi X</i></p> <p><i>I'm so sorry it's taken a while to get back to you – the run-to to Christmas is always busy with enquiries, but this year has been exceptionally demanding! Anyway, I've now had chance to have a thorough read through the emerging Neighbourhood Development Plan and consider it to be an excellent document; GMAAS is pleased to endorse all the policies pertaining to archaeology and the historic environment.</i></p> <p><i>I have a few minor thoughts, which I had added as comments to the attached. One of the less-relevant comments is that the HER has a couple more sites of potential archaeological interest within the area of the deer park, as shown by the distribution of red dots in the screenshot below, although these are not necessarily related to the medieval park.</i> <b>[Refer to Note 1 and Figure 1]</b></p> <p><i>There is also a bit of inconsistency with the candidates I believe to have been assessed and validated for inclusion on Trafford Council's Local List of Heritage Assets and what is set out on Page 82 of the document. I've attached a copy of the gazetteer of Local List candidates for Warburton.</i></p>

TBC Comments	SG / PC Response and Changes to Submission Plan
	<p><i>I hope this helps and, once again, I hope that you will be able to accept my apologies for the delayed response.</i></p> <p><i>With kindest regards and best wishes for the festive season.'</i></p> <p>The Submission Plan has been updated to include the suggested changes from GMAAS.</p> <p>Map 3 has been amended. No. 1 has been moved to the correct place to west by MSC.</p> <p>The comments relating to the Local List have been forwarded to TBC and Appendix 3 of WNDP has been updated.</p>
<p><b>Policy W3 Protecting and Enhancing Wildlife</b>            New Criterion 6            The wording suggested by United Utilities, is largely covered by existing PfE policies including Policy JP-S4: Flood Risk and the Water Environment and Policy JPA30, which includes specific requirements for New Carrington.</p> <p>The proposed wording of W3, Criterion 6 should be simplified, as suggested on the next page. In addition, it is not recommended that compliance with specific SuDS Manuals are referenced as these may quickly become out of date.</p> <p><b>Recommended changes to W3 Criterion 6</b>            Surface water must be discharged in accordance with the surface water hierarchy in national planning practice guidance. <del>Applications for major development will be required to incorporate sustainable drainage, which is multi-functional, in accordance with the four pillars of sustainable drainage, in preference to underground piped and tanked storage systems, unless there is clear evidence why such techniques are not possible. The sustainable drainage must be integrated with the whole of the landscaped environment and the strategy for biodiversity net gain. In accordance with the principles in the Ciria SuDS Manual7 , any surface water discharge must include a</del></p>	<p>Accepted. Criterion 6 amended as recommended.</p>

TBC Comments	SG / PC Response and Changes to Submission Plan
<p><del>treatment train that demonstrates no unacceptable impact on the habitat of the receiving body.</del></p>	
<p><b>Maps 4 and 5</b></p> <p>The Council's previous comments about the size of Maps 4 and 5 still stand. It is requested that either larger versions of maps are contained within the Plan or, if possible, a digital format of the information is provided to the Council (to enable them to be added to the Council's composite policies map).</p>	<p>New higher quality maps have been provided in the NDP and they will be provided as Pdfs on the website.</p> <p>PC to add Maps 4 and 5 to Submission Plan folder.</p>
<p><b>Policy W4 Warburton Moss</b></p> <p>The recommended amendment indicating that the Warburton Moss boundary, shown on Map 6: Warburton Moss, as being indicative only is welcomed.</p> <p>The inclusion of additional wording to Policy W4 recommended by Natural England is also welcomed</p>	<p>Noted. No further change.</p>
<p>Paragraph 5.2.7 and Trafford Design Code</p> <p>Thank you for amending the wording of paragraph 5.2.7. Please note that the Trafford Design Code was adopted on 16 September 2024. The text therefore needs updating to reflect this. It is also a material rather than key material consideration.</p>	<p>Noted.</p> <p>5.2.7 amended to refer to adoption.</p> <p>Refer to AECOM to include in Design Guidance and Codes document.</p>
<p><b>New wording in Paragraphs 5.2.8 &amp; 5.2.9</b></p> <p>The majority of the additional wording contained within paragraphs 5.2.8 and 5.2.9 is duplication of the wording set out within Policy W5 Responding to Local Character. It is unclear why this is considered necessary. In addition, text that sets out policy requirements should be contained within the policy boxes and not the supporting text. It is therefore recommended that the text in these paragraphs is revised to avoid repetition</p>	<p>Accepted.</p> <p>Former paragraphs now amended to:  <i>'5.2.8 Warburton Design Guidance and Codes sets out local Design Guidance for different parts of the neighbourhood plan area. Wherever possible development should incorporate the design principles according to their location in order to ensure changes are sympathetic to the existing character. Overall designs should take their cues from and be inspired by the extraordinary heritage of the neighbourhood plan area. Warburton NDP Policy W5 Responding to Local Character requires development proposals to ensure designs respond positively to the local context and character of a traditional farming parish.'</i></p>
<p><b>Policy W5 Responding to Local Character</b>                  New Criterion 2</p>	<p>Accepted. Change made.</p>

TBC Comments	SG / PC Response and Changes to Submission Plan
<p>To help simplify the policy and avoid confusion it is recommended that the reference to important locations is deleted. The stated requirement would therefore apply to the development on the rural / urban fringe within New Carrington.</p> <p><b>Recommended changes to W5 Criterion 2</b>            In addition, development in <del>important locations</del> on the rural/urban fringe within the PfE Policy JPA 30 New Carrington allocation will be expected to respond positively to Warburton Design Guide Part 5.3.1 Using Historic Farmstead Character to Guide Design (see Appendix 4 of Warburton Neighbourhood Development Plan). <del>The important locations within JPA 30 New Carrington are those areas on the edges of the development adjoining and overlooking the Warburton rural area to the south and east and key gateways into the development off Warburton Lane.</del></p>	
<p>Figure 5: Character Area Samples            It is recommended that 02. Birch Farm is deleted from the list of samples, as it is located within the boundary of the New Carrington allocation</p>	<p>Not accepted.</p> <p>The Figure identifies the locations of groups of farm buildings with 5 or more buildings typical of the Parish and the PC does not accept Birch farm should be deleted simply because it is within the boundary of the Strategic Site. However, this is now flagged up in the key.</p>
<p><b>Policy W6 Protecting Heritage Assets</b>            As detailed within the Council’s previous comments, Policy W6 requires proposals to be in accordance with the design principles for protecting designated heritage assets, as set out in Part 3.2 Heritage Assets of the WM&amp;DG.            The first design principle in this section states that development should avoid the loss of any heritage assets within the Neighbourhood Area. This is overly restrictive and inconsistent with Section 16 - Conserving and enhancing the historic environment of the NPPF (December 2023), which outlines how a balanced judgement should be made for development proposals, having regard to the scale of any harm and the significance of the heritage asset.            It is therefore reiterated that the first paragraph of Policy W6 should be deleted.            In addition, a more appropriate title for the policy may be ‘Proposals Affecting Heritage Assets</p>	<p>Refer to new Warburton Design Guidance and Codes.            The first design principle has been deleted as previously recommended. The other design principles are useful and therefore the first para of W6 should be retained in the Policy.            The title has been amended as suggested (but ‘designated’ is retained).            No further change.</p>
<p>Paragraph 5.2.14            The recommended deletion of the latter part of the paragraph is welcomed</p>	<p>Noted.</p>
<p>Policy W7 Non designated Heritage Assets</p>	<p>Noted.</p>

TBC Comments	SG / PC Response and Changes to Submission Plan
The suggested additions to Appendix 3 (Non designated Heritage Assets in Warburton) are welcomed, along with the additional policy wording	
<p><b>Policy W8 Warburton Conservation Area</b>                      The deletion of the first paragraph of the policy is welcomed, as this will help ensure that it does not conflict with national policy (contained within Section 16 - Conserving and enhancing the historic environment of the NPPF - December 2023).</p>	<p>Noted.                       Note also refs to NPPDF in submission plan have been updated to refer to Dec 2024 version.</p>
'CAAMP' needs to be changed to 'CAMP'.	Change made.
<p><b>Policy W9 Archaeology</b>                      Have GMAAS been able to provide comments on this policy?</p>	See supportive comments from GMAAS above and in Note 1 below.
	<p>PC to include 'Trafford Local Heritage List - Warburton' on website too. See 5.2.12.   <a href="https://democratic.trafford.gov.uk/ieDecisionDetails.aspx?Id=1374">https://democratic.trafford.gov.uk/ieDecisionDetails.aspx?Id=1374</a>                      Local Heritage Listing Project Warburton, Trafford</p>
<p><b>Warburton Masterplan</b>                      The collaborative and constructive manner in which the Steering Group have taken on board the Council's concerns regarding the removal of this element of the previous plan version is commended.</p>	Noted.
<p><b>Policy W10 Sustainable Design and Climate Change</b>                      The recommended additional level of flexibility included within the policy text is welcomed, along with the reference to the Trafford Design Code</p>	<p>Noted.                       Refs to WDG&amp;C all updated.</p>
<p><b>Policy W11 Walking and Cycling</b>                      The Council's previous comments raised concerns about the requirement for proposals to have regard to the Movement Pattern design principles for vehicular network and pedestrian and cycle connectivity set out with the WM&amp;DG. This was primarily because the document was developed in isolation from the wider New Carrington allocation and therefore does not take account of PfE requirements to provide connections within and throughout the allocation to existing communities (including those adjacent to the Warburton Parish boundary in Partington).                      The Council will therefore reserve comment on this policy until the updated Warburton Design Guide is made available.                      The requested clarification regarding the three key junction locations for improved road markings is welcomed</p>	<p>Noted.                       No change.                       Refer to Warburton Design Guidance and Codes – this does not include guidance for the strategic site. TBC may wish to review and comment on revised document.</p>
<p><b>Policy W12 Local Green Space</b></p>	Not accepted.

TBC Comments	SG / PC Response and Changes to Submission Plan
<p>Whilst it is noted that the boundary of the proposed Coroners Wood LGS is to be amended. The Council reiterates the comments previously provided:  <i>Draft Policy W13 identifies six areas for protection as Local Green Spaces (LGS). This includes W13/2 Coroner's Wood, Warburton. Criterion 10 of PfE Policy JPA 30 requires the New Carrington allocation to deliver links with existing communities, including at Partington, overcoming barriers such as the Red Brook. Inclusion of W13/2 Coroner's Wood as LGS could therefore prevent PfE's requirement for the allocation to help connect new and existing neighbourhoods, through in this instance, provision of a pedestrian footbridge(s) over the Red Brook (as set out in PfE Policy JPA 30, Criterion 10).</i>  <i>It is also considered that W13/2 does not meet the requirements of the NPPF for LGS, as W13/2 is considered to represent an extensive tract of land</i></p>	<p>The SG would like to retain the LGS in WNDP and accepts that the examiner will make a recommendation based on his / her own assessment. The SG recognises that the LGS south of Red Brook is an important element in the setting of both the former deerpark and the public footpath to the immediate north of Red Brook.</p> <p>Map of W12/2 has been amended to include just Ancient Woodland area.</p>
<p><b>Policy W13 Rural Diversification</b>                      The recommended changes to the policy wording are welcomed.  <b>Policy W14 Energy Proposals</b>                      The recommended changes to the policy wording are welcomed.  <b>Policy W15 Community Facilities</b>                      No comments on the proposed approach</p>	<p>Noted.</p>

### Note 1: Comments provided by GMAAS, Dec 24 (By Email)

P8 1.8 - 12 December 2024. I'm sure you'll be aware of this, but the latest version of the NPPF (December 2024) came with a change in paragraph numbers (although the wording throughout the historic environment section remained unchanged).

P15 3.3 - insert 'probably' after 'many'.

P16 3.6 – 'Local List of Heritage Assets, constituting'

P18 Objective 1 – ', enhance and promote'

P30 5.1.22 – ', with several features included on Trafford Council's emerging Local List of Heritage Assets.'

P31 Map 3 - The HER has a few more sites of potential archaeological interest within the deer park, not necessarily related to the medieval park, but nevertheless 'non-designated heritage assets'. These include a possible barrow site (HER ID 1483.1.0) and 'irregular linear cropmarks NW of Warburton Park' (HER ID 7889.1.0). There are also findspots for a medieval / post-medieval pilgrim badge and an Iron Age saddle quern.

P42 5.1.38 - Any 'islands' or raised ground and the land of the fringes of a moss can retain physical evidence for prehistoric human activity.

P51 5.2.14 - I think Trafford Council's Local List of Heritage Assets is more advanced than is implied in this para, as candidates for inclusion on the list have been identified, assessed, validated and are currently in the final stage of consultation prior to adoption. The final sentence of this para is very important, *ie* the list of non-designated heritage assets is not definitive and other assets are liable to be identified as such, typically when development proposals come forward. I also feel that whilst a building included on the Local List is by definition a 'non-designated heritage asset', it is at the top of that bracket – there are other non-designated heritage assets recorded on the HER that wouldn't satisfy the criteria for inclusion on the Local List.

P53 5.2.15 – NPPF 'para 216'

P56 5.2.28 - This paragraph could be worded better. May I suggest something along the lines of: 'Any development proposals should be informed by a robust consideration of any potential harm to known or suspected archaeological remains. This should include a suite of non-intrusive techniques such as desk-based research, geophysical survey, metal-detector surveys and field walking, coupled with targeted intrusive investigation via evaluation trenching. Where archaeological remains of interest are identified, a further phase of more detailed excavation, recording and reporting. This will inform a scheme to disseminate the findings, such as the installation of permanent information panels and / or publication, depending on the significance of the results. Highlighted text.

P56 5.2.29 'investigate' after 'proposals'

P82 NDHAs – Roughlands Cottage - On the HER but not on my list of candidates for the Local List?

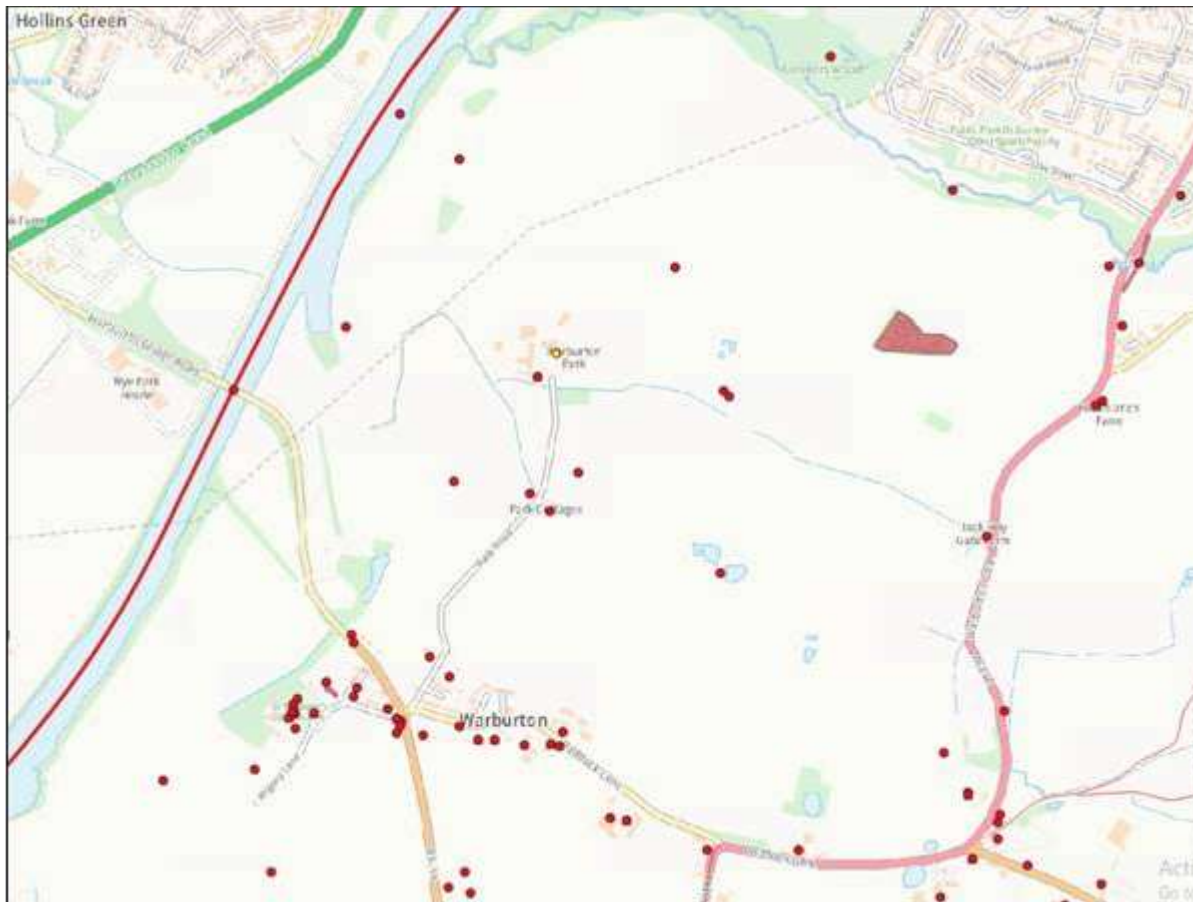
## Warburton NDP Consultation Statement

Warburton Mill Weir, Warburton Nurseries, Broad Oak Farm – not on my list

Manchester Ship Canal - Some components of the MSC are included but not the entire canal

### Figure 1 - Map provided by GMAAS, 21<sup>st</sup> December 2024

*HER sites within the boundary of the medieval deer park*









**Warburton Parish Council**

**February 2025**

**Supported by**

