

Warburton Neighbourhood Development Plan
Examination, August 2025
Local Green Space W12/2 Part of Coroner's Wood - Focussed Consultation
Monday 11 August – Tuesday 09 September 2025

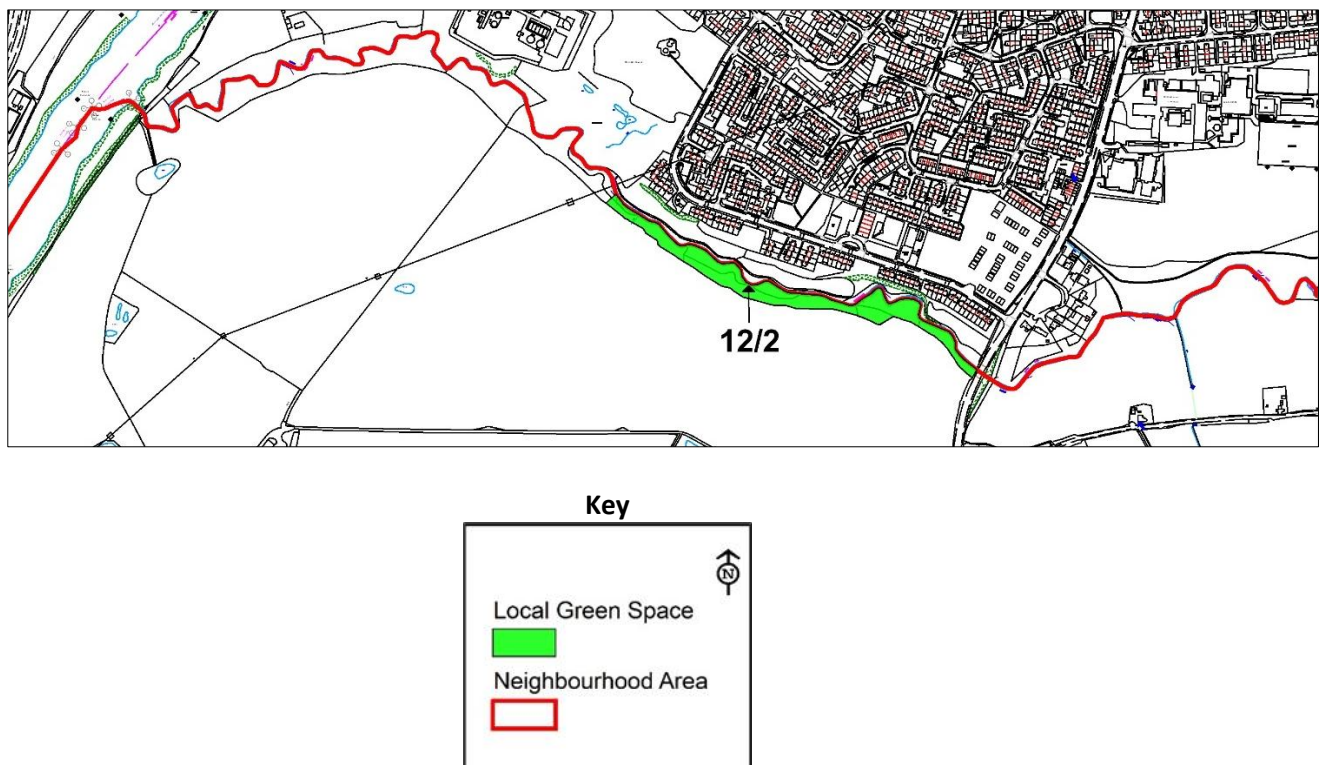
Clarification Note

1. Warburton Neighbourhood Development Plan (WNDP) identifies 6 Local Green Spaces which are shown on a map (Map 10 Local Green Spaces on WNDP) and on larger scale site maps in Appendix 5 of the Plan.
2. At the Regulation 14 consultation stage the Local Green Space 'Part of Coroner's Wood' comprised of part of a larger site of ancient woodland which included an area of Special Biological Interest (SBI) in the central area.
3. Following consideration of representations and objections made in response to the Regulation 14 public consultation, Warburton Parish Council (WPC) agreed to amend the boundary of Local Green Space 12/2 Part of Coroner's Wood in order to identify a smaller area which would be local in character and not comprise an extensive tract of land (as required by NPPF paragraph 107 c)).
4. Ancient Woodland is Irreplaceable Habitat and NPPF paragraph 193 c) sets out that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
5. As stated above, the central part of the site is scheduled as a 'Site of Biological Interest' (SBI) which provides a further measure of protection to the ancient woodland. Together the two areas combine to form part of the wildlife corridor identified by Cheshire Wildlife Trust (see Map 5: Wildlife Corridors in Warburton Parish in WNDP).
6. Therefore, WPC agreed that the ancient woodland to the east of the SBI (ie that area which is not designated as an SBI) should be identified as Local Green Space in WNDP.
7. However, there was an error made in relation to the location map in the Submission version of WNDP. Map 10 shows the western part of the site (including the area protected as an SBI) instead of the correct area which is to the east.
8. This mapping error was identified by WPC following the Plan's publication by Trafford Council for Regulation 16 consultation and prior to the commencement of the Examination. WPC requested to submit the revised version of Map 10 with the submission documents to the Examiner for their consideration. This is set out in the Trafford Council Regulation 16 response. Trafford Council also notes the error on the Warburton neighbourhood plan page of the Trafford Council website (see <https://www.trafford.gov.uk/planning/strategic-planning/Development-Plan/Warburton-Neighbourhood-Plan.aspx>).

Focussed Consultation on Proposed Boundary of Local Green Space 12/2 Part of Coroner's Wood

9. The Examiner has advised that it is necessary to undertake a focussed consultation to ensure that the correct information is available to those with an interest in the Plan and may wish to comment.
10. Map 1 below indicates the area which should have been included in the Submission Version of Warburton Neighbourhood Plan.

Map 1: Correct Boundary of Local Green Space 12/2 Part of Coroner's Wood



11. All those who responded at the Regulation 16 consultation stage are invited to submit any relevant comments to Trafford Council about the proposed boundary of Local Green Space 12/2 Part of Coroner's Wood as shown on Map 1 above.
12. This is a focused consultation on the intended identification of the eastern part of the site as Local Green Space, and there is no need for responses to repeat representations that have already been made in relation to any other matters (since the Regulation 16 representations stand as submitted). Similarly, this is not an opportunity to raise new matters that do not relate to the revised area identified.
13. The consultation period is 4 weeks from Monday 11 August until Tuesday 09 September 2025. This includes an extra day for the public bank holiday. More information on the consultation can be found on the [Warburton Neighbourhood Plan](https://www.trafford.gov.uk/planning/strategic-planning/Development-Plan/Warburton-Neighbourhood-Plan.aspx) page on the Council's website (see <https://www.trafford.gov.uk/planning/strategic-planning/Development-Plan/Warburton-Neighbourhood-Plan.aspx>).
14. All interested parties should submit comments to strategic.planning@trafford.gov.uk.

15. Alternatively, you may also submit your comments by post to: Strategic Planning & Growth Team, Growth, Communities & Housing Service, Trafford Council, Trafford Town Hall, Talbot Road, Stretford, M32 0TH.

16. All responses will be forwarded to the Examiner after the focused consultation closes.