



Warburton

Neighbourhood Development Plan (NDP)

2025 - 2039

Basic Conditions Statement



Warburton Parish Council
February 2025

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1.0 Introduction

1. Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph [8\(2\) of Schedule 4B of the Town and Country Planning Act 1990](#) as applied to neighbourhood plans by [section 38A of the Planning and Compulsory Purchase Act 2004](#)². A draft neighbourhood plan or order meets the basic conditions if—
 - having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood plan
 - the making of the plan contributes to the achievement of sustainable development
 - the making of the neighbourhood plan is in general conformity with the strategic policies of the development plan for the area
 - the making of the neighbourhood plan does not breach, and is otherwise compatible with European Union (EU) obligations.
2. Regulations 32 and 33 of the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended) set out two additional basic conditions. These are:
 - the making of the neighbourhood plan is not likely to have significant effects on a European site or a European offshore marine site either alone or in combination with other plans or projects and
 - having regard to all material considerations, it is appropriate that the neighbourhood development order is made where the development described in an order proposal is Environmental Impact Assessment development (this does not apply to the examination of the NDP as it is not about a neighbourhood development order).
3. A further Basic Condition was added by legislation on 28 December 2018. The Neighbourhood Planning (General) Regulations 2012 para 1 states:
 - In relation to the examination of neighbourhood development plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act - The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.
4. This Basic Conditions Statement sets out how the Warburton NDP has been prepared to meet the basic conditions. It has been prepared as a supporting document for consideration by the NDP independent Examiner.

¹ <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

² <https://www.legislation.gov.uk/ukpga/2004/5/section/38A>

2.0 Legal Requirements

1. The Submission Plan is being submitted by a qualifying body

The Submission Plan is being submitted by a qualifying body, namely Warburton Parish Council.

2. What is being proposed is a neighbourhood development plan

The plan being proposed relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

3. The proposed Neighbourhood Plan states the period for which it is to have effect

The Neighbourhood Plan states the period for which it is to have effect. That period is from 2025 to 2039 (from the current year and referring to the same period as Places for Everyone (PfE), the strategic plan for nine local authorities in Greater Manchester and the new emerging Trafford Local Plan).

4. The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

5. The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan relates to the Warburton neighbourhood plan designated area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area. The Designated Neighbourhood Plan Area has the same boundary as that of the Parish and is shown on Map 1 in the NDP.

3.0 Basic Conditions

3.1 Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan

1. The Warburton Neighbourhood Development Plan has been prepared having appropriate regard to the policies set out in the revised National Planning Policy Framework (NPPF)³. The most recent NPPF was published on 12th December 2024, but paragraph 239 advises *'For neighbourhood plans, the policies in this Framework will apply for the purpose of preparing neighbourhood plans from 12 March 2025 unless a neighbourhood plan proposal has been submitted to the local planning authority under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) on or before the 12 March 2025.'* Therefore, Warburton NDP has been prepared to have regard to the previous NPPF 20th December 2023.

Note - only those policies and sections in the NPPF that are relevant to the NDP are addressed below.

2. Achieving Sustainable Development

2. Paragraph 1 of the NPPF explains that *'The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied.'* Paragraph 7 sets out that *'The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.'*
3. The planning system has 3 overarching objectives to achieve sustainable development (paragraph 8): an economic objective, a social objective and an environmental objective. These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework (paragraph 9). The NDP includes various policies which, together, should deliver sustainable development. Table 1 sets out how the Warburton NDP delivers the 3 overarching Objectives.

Table 1: Delivering Sustainable Development

NPPF Overarching Objectives	Warburton NDP Policies and Proposals
<i>a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth,</i>	The parish of Warburton is rural in character. It is located on the edge of the Greater Manchester urban area and is largely washed over by Green Belt, apart from an area of land to the north of the parish which

³ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<p><i>innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;</i></p>	<p>falls within a strategic site (JPA 30 New Carrington in Places for Everyone (PfE)) and is identified for housing. Warburton’s local economy is largely reliant on agriculture and the NDP includes policies and proposals which support appropriate rural diversification and aim to improve connectivity and accessibility to neighbouring urban centres and employment opportunities.</p> <p>NDP Objective 7 is 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. This should be delivered through NDP Policy W14 Energy Proposals.</p> <p>Objective 8 is to integrate farmers and agriculture in the broader community through supporting diversification / more sustainable land use and encouraging local production and consumption. NDP Policies W13 Rural Diversification and W14 Energy Proposals should help to achieve this.</p> <p>Other NDP objectives and policies may help to support opportunities linked to the visitor economy: Warburton has a fascinating and unique heritage, and the Parish Council is working hard to promote this more widely and to protect it through NDP policies and the masterplan. Improvements to walking and cycling routes including a heritage trail may increase visitor numbers.</p>
<p><i>b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and</i></p>	<p>One of the primary reasons for preparing an NDP for Warburton was to respond to a proposal for major housing development in the north of the parish.</p> <p>The Parish Council were concerned that the proposals could have an adverse impact on the area’s rich natural and built heritage assets. The aim was to plan positively so that if the area was developed in the future, any housing would be well designed and would include beautiful and safe spaces for communities to thrive in, linked to . The NDP recognises the ‘cultural capital’ inherent in Warburton’s landscape, built heritage and archaeological importance and supports improved access to these assets through policies and proposals which promote increased activity, walking and cycling. In</p>

	<p>turn such proposals should enhance health and wellbeing.</p> <p>Objective 3 is 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.</p>
<p><i>c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>	<p>Delivering multiple environmental objectives is at the heart of Warburton NDP.</p> <p>Warburton has significant natural and built heritage assets which are recognised at a national and regional level. The NDP is underpinned by an extensive evidence base including a wildlife and habitats survey, landscape character study and an archaeological / built heritage report. The Plan therefore has a strong emphasis on protecting and enhancing the environment and contributing to zero carbon objectives and this is reflected in almost all the plan policies.</p> <p>The Parish Council commissioned a Design Guide through the Locality Technical Support programme to inform policies on design. The Design Guide is referred to in various NDP policies on design.</p> <p>Objective 1 is 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.</p> <p>Objective 2 is to develop green credentials and promote conservation, allowing wildlife to flourish in woods, hedgerows, fields and watercourses</p> <p>Objective 3 is 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.</p> <p>Objective 4 is to promote the legacy/history of the village and its setting as social capital, publicising its importance so that it becomes more widely known.</p>

	<p>Objective 5 is to encourage safe and sustainable transport and improve opportunities for walking and cycling.</p> <p>Objective 8 is to integrate farmers and agriculture in the broader community through supporting diversification / more sustainable land use and encouraging local production and consumption; and Objective 9 is to ensure a greener future by maximising energy and resource efficiency, creating a low-carbon neighbourhood.</p>
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4. The presumption in favour of sustainable development is explained in relation to plan making in NPPF paragraph 11:

'11. Plans and decisions should apply a presumption in favour of sustainable development.'

*For **plan-making** this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

5. Warburton NDP takes a positive and balanced approach to development, recognising that major housing development is likely to take place within that part of Warburton within the proposed strategic site allocation at New Carrington.
6. Paragraph 13 explains that *'the application of the presumption has implications for the way communities engage in neighbourhood planning. Neighbourhood plans should 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.'*

3. Plan Making

7. In Section 3 Plan Making, the NPPF sets out that 6 principles that plans should address.
8. Table 2 sets out how the Warburton NDP addresses each of these in turn.

Table 2: Plan Making

NPPF Plan Making	Warburton NDP
<i>a) be prepared with the objective of contributing to the achievement of sustainable development.</i>	<p>The NDP has been prepared to contribute to sustainable development; NDP policies support appropriately designed housing development with a strong emphasis on sustainable and high-quality design.</p> <p>Table 1 above sets out how the Plan's objectives address economic, social and environmental objectives.</p>
<i>b) be prepared positively, in a way that is aspirational but deliverable;</i>	<p>The NDP has been prepared positively and is both aspirational and deliverable. The steering group has worked hard to ensure policies are positively worded to 'support' suitable and appropriate development.</p> <p>The NDP's preparation has been supported by planning policy officers from Trafford Council and independent planning consultants.</p>
<i>c) be shaped by early, proportionate and effective engagement between plan- makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</i>	<p>The work on the NDP has been led by a steering group of local residents, farmers and parish councillors.</p> <p>The accompanying Consultation Statement sets out the details of the various community consultation and engagement activities which have been undertaken at various stages of the Plan's preparation. Briefly these have included:</p> <ul style="list-style-type: none"> - Vision, objectives and key planning issues consultation with local stakeholders; - Informal consultation on the emerging draft NDP policies and proposals including the Warburton Design Guide and Masterplan; - Informal consultation on Local Green Spaces and Non designated Heritage Assets with local building and landowners; - Regulation 14 formal consultation. <p>Design codes and a masterplan for the part of the proposed strategic site within Warburton were commissioned through the Locality Technical Support programme to underpin policies on design and to provide more detail. At the Submission Stage it was agreed with officers at Trafford Council to take out the Warburton masterplan part and retain it as part of the NDP's evidence base to inform ongoing work on the New Carrington Masterplan. The Warburton Design Guide part was amended in response to comments submitted by TBC and others and retained as an Appendix in the WNP and referred to in policies on design. This approach was informed by engagement with TBC officers, developers and landowners.</p>
<i>d) contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</i>	<p>The NDP policies and proposals have been prepared by the steering group, with support from a planning consultant and advice from Trafford Council.</p> <p>The technical evidence underpinning policies and proposals includes design codes prepared by AECOM through the Locality technical support programme. These are referred to succinctly in the relevant policies.</p>

	Amendments have been made through the process in response to suggestions provided through public consultation. It is understood that the Examiner is likely to recommend further changes to wording following the examination process.
<i>e) be accessible through the use of digital tools to assist public involvement and policy presentation; and</i>	<p>All relevant documents have been provided on the NDP website at various stages and the website has been updated to include all documents from each stage prior to submission. Access to the website has been promoted via weblinks and a QR code.</p> <p>Responses by email and using an online response form were invited at informal and formal consultation stages.</p> <p>Copies of presentation material including maps and plans were published on the website for those unable to attend drop in events in person.</p>
<i>f) serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</i>	<p>The NDP has been amended and updated throughout its preparation to avoid duplication or conflict with Trafford Council and PfE planning policies, and national planning policies.</p> <p>The NDP recognises the rural character of Warburton and sets out a locally relevant planning policy framework for the area. Development in the past has been constrained by Warburton’s location within the Green Belt, but the proposed strategic site in the north of the Parish is likely to introduce major changes. The impacts of this development on the rural area should be managed more successfully if development responds positively to the detailed policies on design and protecting and enhancing the built and natural environment set out in the NDP.</p>

The Plan Making Framework

9. Paragraph 18 sets out that *‘Policies to address non-strategic matters should be included in local plans that contain both strategic and non-strategic policies, and/or in local or neighbourhood plans that contain just non-strategic policies.’*
10. Warburton NDP contains non-strategic planning policies and proposals that add local detail and value to adopted (and emerging) strategic policies.

Non-strategic policies

1. Paragraph 29 advises that *‘Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.’*
2. The plans and policies that make up the current Trafford Local Plan and are relevant to Warburton NDP are:
 - [Places for Everyone](#) is a long-term plan of nine Greater Manchester districts (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth.

- [Trafford Local Plan: Core Strategy](#) sets development principles for Trafford. It was adopted on 26 January 2012. Some policies have been replaced / part replaced by PfE.
 - [Revised Unitary Development Plan](#) has been replaced/part replaced by the Core Strategy (as set out in Appendix 5 of the Core Strategy). It was adopted in June 2006.
 - The [Composite Policies Map](#) shows where sites have been allocated for specific uses, for example residential or employment uses and where certain area-specific policies may apply, such as Green Belt.
3. A document was prepared to provide a review of each of the local development plan policies against the revised NPPF, indicating the level of weight to be applied to the policies. This was the [Review of Local Development Plan Policies \(April 2019\)](#).
 4. In addition, the preparation of a new Local Plan is underway. Trafford Council published a public consultation on the Regulation 18 Draft Local Plan between 4th February 2021 and 18th March 2021. The NDP has been prepared to be in conformity with the adopted strategic planning policies but in line with planning practice guidance (see '**Can a neighbourhood plan come forward before an up-to-date local plan or spatial development strategy is in place?**') the plan has also been informed by the reasoning and evidence informing the emerging new Trafford Local Plan⁴.
 5. There are no other housing allocations in Warburton neighbourhood plan area apart from the strategic site JP-30 in PfE but, as has happened historically, there is likely to be continued small scale development over the Plan period where it is not inappropriate in the Green Belt.
 6. Paragraph 30 goes on to say that '*Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.*'

5. Delivering a sufficient supply of homes

Rural housing

1. Paragraph 67 sets out that '*strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.*'
7. The Parish is largely in the Green Belt and does not have a minimum housing target set out in the Trafford Local Plan. However, the area of the parish within the proposed new Carrington Strategic site (**Policy JP Allocation 30: New Carrington**) has an indicative figure of approximately 400 units for Warburton Lane at an average density of 25dph.

6. Building a strong, competitive economy

Supporting a prosperous rural economy

8. Paragraph 88 advises that '*Planning policies and decisions should enable:*

⁴ See PPG Paragraph: 009 Reference ID: 41-009-20190509
<https://www.gov.uk/guidance/neighbourhood-planning--2#the-independent-examination>

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;*
- b) the development and diversification of agricultural and other land-based rural businesses;*
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.'*

9. The NDP recognises the need to support appropriate rural diversification in **Policies W13 and W14** and includes policies and proposals which are likely to promote interest in the area's unique heritage and support a greater role as a visitor destination.
 10. The NDP describes the various local community facilities in the Parish and supports improvements in **Policy W16**.
8. Promoting healthy and safe communities
11. Paragraph 96 sets out that '*Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which: c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*' Paragraph 102 goes on to say '*Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.*'
 12. Paragraph 105 notes that '*the designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.*' Warburton NDP identifies a number of Local Green Spaces and provides justification for their designation in accordance with paragraph 106.
9. Promoting sustainable transport
13. The NDP has a strong emphasis on walking and cycling and notes the Parish Council's work to promote a heritage trail. The Parish includes sections of several long-distance routes. Part of the Trans Pennine Trail (TPT) cuts across the southeast of the Parish along a disused rail line and the Bollin Way links the southwest of the Parish to a track along the eastern edge of the Manchester Ship Canal (also part of the Manchester Ship Canal Walk). There are several other public footpaths crossing the rural area. The area's location close to Partington and further proposed major development means that it is likely to have an increased role for supporting informal recreational activity in the countryside in the future.
 14. Paragraph 108 c) advises that opportunities to promote walking, cycling and public transport use should be identified and pursued. The NDP promotes walking and cycling in **Policy W11**.

11. Making effective use of land

15. Paragraph 123 advises that '*Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*' Paragraph 124 goes on to say, '*Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.*'
16. The NDP supports suitable development in line with the Warburton Design Guidance and Codes and includes detailed policies to protect and enhance local wildlife and habitats including former mossland areas and to support appropriate biodiversity net gain.

12. Achieving well-designed places

17. Paragraph 131 explains that '*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.*' Paragraph 132 goes on to say that '*Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.*' The application of Design Codes is encouraged and promoted in paragraphs 133 and 134.
18. The NDP is underpinned by **Warburton Design Guidance and Codes** which was commissioned through the Locality Technical Support programme. This has informed the many design related policies in the NDP.

13. Protecting Green Belt land

19. Warburton Parish is largely protected by the Green Belt, and this is noted in the NDP.
20. Paragraph 152 sets out that '*inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*'. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt (paragraph 154) apart from certain exceptions.
21. The focus for new development in Warburton will be on land within the strategic site at New Carrington and elsewhere development will be assessed against Green Belt policy.

14. Meeting the challenge of climate change, flooding and coastal change

22. Paragraph 157 advises that '*The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.*'
23. Paragraph 159 advises that '*New development should be planned for in ways that: b) can help to reduce greenhouse gas emissions, such as through its location, orientation*

and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.'

24. Paragraph 160 sets out '*To help increase the use and supply of renewable and low carbon energy and heat, plans should: a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts); and b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development.'*

25. **NDP Policy W10 Sustainable Design and Climate Change** sets out that development will be expected to be resource and energy efficient and climate resilient. Designs should incorporate the principles set out in Part 4.3.3 Sustainability and Climate Change in Warburton Design Guidance and Codes. In addition, proposals also should have regard to the design principles set out in Part 3.5 Water & Flood Risk in Warburton Design Guidance and Codes. **Policy W14 Energy Proposals** supports small scale renewable energy or low carbon energy proposals in the rural area subject to criteria.

15. Conserving and enhancing the natural environment

26. Paragraph 180 advises that '*Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and 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.'*

27. This forms a large part of the NDP. The plan describes the distinctive local landscape character and historic landscape character of Warburton Parish, identifies areas of wildlife importance and sets out how proposals should protect and enhances landscape character and contribute to biodiversity net gain.

Ground conditions and pollution

28. Paragraph 191 sets out that. '*Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development'*. This includes considering such matters as noise and light pollution.

29. **Policy W3 Protecting and Enhancing Wildlife** requires proposals to incorporate directional, low spillage (bat sensitive) lighting on the outside of buildings or in carparks and along pathways and watercourses and to directing surface drainage water from developed areas away from sensitive locations due to the risk of pollution.

30. NDP Policies support walking and cycling and changes in transport to more sustainable alternatives should contribute towards managing improvements in air quality and reduced CO₂ emissions.

16. Conserving and enhancing the historic environment

31. Paragraph 195 advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. Paragraph 196 goes on to say that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.
32. The NDP notes the many built heritage assets in the Parish and includes policies which aim to protect local heritage assets including the Conservation Area, Non-designated Heritage Assets and archaeology.

3.2 Having Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The NDP notes the many listed buildings and other heritage assets in the Parish.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.3 Having Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area includes Warburton Conservation Area and refers to the Conservation Area Appraisal and Management Plan.

[Note: this Basic Condition only applies to Neighbourhood Development Orders but has been included for the sake of completeness].

3.4 Contributes to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. This is set out in more detail in Table 1 above in relation to the economic, social and environmental objectives of the NPPF and in section 3.1 above which demonstrates how the NDP aligns with the NPPF.

3.5 In General Conformity with Strategic Planning Policy

1. The Submission Warburton Neighbourhood Development Plan is in general conformity with the strategic policies in Places for Everyone (PfE), adopted by Trafford Council along with the eight other PfE authorities, on 21st March 2024, and forming part of the statutory Development Plan for the borough. Table 3 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in PfE.
2. Trafford Local Plan: Core Strategy up to 2026, adopted on 26th January 2012 and the Revised Unitary Development Plan, adopted in June 2006 (Saved Revised Unitary Development Plan 2006 Policies Saved in either September 2007 or December 2008) also include strategic policies. Table 4 sets out the way that the Neighbourhood Plan conforms to the relevant strategic planning policies in these development plan documents.

3. A report to the Trafford Council Planning and Development Management Committee in April 2019 provided an update on the compliance of the local plan policies with the revised National Planning Policy Framework (February 2019). The document Review of Local Development Plan Policies (April 2019) provides a review of each of the local development plan policies against the revised NPPF, indicating the level of weight to be applied to the policies. Where relevant, Table 4 includes commentary from this document in terms of the consistency with the NPPF and weight to be afforded in decision making. Only the UDP policies noted as saved in Table 1 of the document have been included in Table 4.

Table 3: Consideration of General Conformity with Strategic Planning Policies in Places for Everyone (PfE)

Warburton NDP Policy	<p>PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN DOCUMENT FOR BOLTON, BURY, MANCHESTER, OLDHAM, ROCHDALE, SALFORD, TAMESIDE, TRAFFORD AND WIGAN 2022 to 2039 ADOPTED 21 MARCH 2024</p>	General Conformity
<p>Policy W1 Conserving and Enhancing Local Landscape Character</p>	<p>Policy JP-G1: Landscape Character</p> <p>Development within a Landscape Character Type, as shown on Figure 8.1, should reflect and respond to the special qualities and sensitivities of the key landscape characteristics of its location, including having regard to:</p> <ul style="list-style-type: none"> • Topography, geology and drainage; • Land use and field patterns; • Semi-natural habitats and woodland cover; • Archaeology and cultural heritage; • Settlement, road pattern and rights of way; and • Views and perceptual qualities. <p>The interface of new development with the surrounding countryside/landscape is of particular importance. These transitional areas require well-considered and sensitive treatment. In particular, opportunities to improve the intactness and condition of the landscape should be taken, especially in conjunction with seeking a net enhancement of biodiversity/geodiversity resources under Policy JP-G8 'A Net Enhancement of Biodiversity and Geodiversity'.</p> <p>In implementing this strategic policy, regard will be had to the Greater Manchester Landscape Character and Sensitivity Assessment (GMLCSA), in particular its guidance on future development and landscape management/enhancement within areas covered by each landscape character type.</p>	<p>Warburton NDP Policy W1 is in general conformity with PfE Policy JP-G1: Landscape Character. Figure 8.1 in PfE shows that Warburton is mainly in an area of Mosslands and Lowland Farmland. NDP Policy W1 draws from a much more detailed local landscape character assessment of the parish which describes 6 local typologies with different characteristics. The NDP policy requires landscaping schemes to be sympathetic and appropriate to the relevant Landscape Character Type in terms of locally described matters such as topography, field patters, habitats etc as set out in the PfE policy. The NDP policy also promotes improvements which would enhance biodiversity in line with the PfE policy which sets out that opportunities should be taken to improve biodiversity/geodiversity resources.</p>

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	<p>Policy JP-G2 Green Infrastructure Network</p> <p>Policy JP-P1 Sustainable Places We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with: 1. Distinctive, with a clear identity that: A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;</p>	<p>NDP Policy W1 refers to various habitats and networks which form part of the strategic Green Infrastructure Network including river valleys and waterways, lowland wetlands and mosslands.</p> <p>PfE Policy JP-P1 Sustainable Places sets out that all places should have key attributes that development should be consistent with a clear identity that: conserves and enhances the natural environment, landscape features and historic environment.</p>
<p>Policy W2 Warburton Deer Park</p>	<p>Policy JP-G1: Landscape Character</p> <p>Policy JP-P2: Heritage</p> <p>We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.</p> <p>Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This</p>	<p>Warburton NDP Policy W2 is consistent with PfE Policy JP-G1 Landscape Character. Policy W2 requires development proposals to reflect and respond to historic landscape assets within the area identified as a historic deer park. Policy GP-G1 sets out that development should reflect and respond to the special qualities and sensitivities of the key landscape characteristics, having regard to archaeology and cultural heritage amongst other aspects.</p> <p>NDP Policy W2 is in general conformity with PfE Policy JP-P2 Heritage. Policy W2 identifies numerous heritage and landscape assets related to Warburton Medieval Deer Park. These form part of the key elements which contribute to the neighbourhood area and district's identity, character and</p>

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	<p>knowledge should be used to inform the positive management and integration of our heritage by:</p> <ol style="list-style-type: none"> 1.Setting out a clear vision that recognises and embeds the role of heritage in place-making; 2.Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; 3.Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; 4.Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and 5.Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer. <p>Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include ... farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.</p> <p>Policy JP Allocation 30: New Carrington</p> <p>...</p> <p>Design</p> <ol style="list-style-type: none"> 31.Ensure new development is place-led, respecting the local character, heritage and positive local design features of the area; 	<p>distinctiveness and which should be the priority for conserving and enhancing in the future.</p> <p>JP-P2 goes on to say that particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include ... farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. The relative intactness of the deer park and evidence of numerous features associated with its use from the 13th century are worthy of note and contribute to its significance and Policy W2 should help to ensure these assets are protected.</p> <p>Furthermore, in relation to the strategic site allocation JP-30, the PfE policy sets out that new development should be place-led, respecting the local character, heritage and positive local design features of the area, respect the urban/rural fringe setting in the design of the development, in terms of its height, scale and siting, and demonstrate high standards of design. In terms of the Historic Environment schemes should take appropriate account of relevant heritage assets and their settings, including the</p>

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	<p>32. Respect the urban/rural fringe setting in the design of the development, in terms of its height, scale and siting, and demonstrate high standards of design;</p> <p>Historic Environment</p> <p>33. 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.</p>	<p>Warburton Deer Park, listed buildings and areas of high archaeological potential in the south west of the site, in accordance with Policy JP–P2.</p>
<p>Policy W3 Protecting and Enhancing Wildlife</p>	<p>Policy JP-G2 Green Infrastructure Network</p> <p>Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity</p> <p>Through local planning and associated activities a net enhancement of biodiversity resources will be sought, including, where relevant, by:</p> <ol style="list-style-type: none"> 1. Increasing the quality, quantity, extent and diversity of habitats, particularly priority habitats identified in national or local biodiversity action plans and those that support priority species; 2. Improving connections between habitats, to protect and enhance the provision of corridors, ecological networks (including Nature Recovery Networks) and steppingstones that enable the movement of species, especially as the climate changes; 3. Enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species; 4. Protecting sites designated for their nature conservation and/or geological importance, with the highest level of 	<p>NDP Policy W3 advises that development proposals should avoid areas of high distinctiveness habitats, or core areas for wildlife identified on maps and advises how a net gain for biodiversity may be achieved locally by various means. The policy also advises that opportunities should be taken also to protect and enhance other areas of wildlife value.</p> <p>This is in general conformity with PfE Policy JP-G8 which seeks a net enhancement of biodiversity resources by increasing habitats, improving connections between habitats and protecting and enhancing habitats and sites. Policy W3 sets out how this may be achieved locally in Warburton.</p> <p>In addition, the wildlife corridors and habitats identified in the NDP policy form part of the GM Strategic Green Infrastructure network including river valleys</p>

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	<p>protection given to international and then national designations;</p> <p>5. Facilitating greater access to nature, particularly within urban areas;</p> <p>6. Supporting the development and implementation of the Great Manchester Wetlands Nature Recovery Network; and</p> <p>7. Safeguarding, restoring and sustainably managing our most valuable soil resources, tackling soil degradation/erosion and recovering soil fertility, particularly to ensure protection of peat-based soils and safeguard 'best and most versatile' agricultural land.</p> <p>Development will be expected to:</p> <p>a. Follow the mitigation hierarchy of:</p> <p>i. Avoiding significant harm to biodiversity, particularly where it is irreplaceable, through consideration of alternative sites with less harmful impacts, then</p> <p>ii. Adequately mitigating any harm to biodiversity, then</p> <p>iii. Adequately compensating for any remaining harm to biodiversity</p> <p>b. Avoid fragmenting or severing connectivity between habitats;</p> <p>c. Achieve a measurable net gain in biodiversity of no less than 10%</p> <p>d. Make appropriate provision for long-term management of habitats and geological features connected to the development;</p> <p>e. Where appropriate, development should: mitigate air pollution impacts on Manchester Mosses SAC; mitigate urban edge, functionally linked land and recreation disturbance impacts on the South Pennine Moors</p>	<p>and waterways and lowland wetlands and mosslands under PfE Policy JP-G2 Green Infrastructure Network.</p>

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	<p>SAC/SPAs; and assess and potentially mitigate boat movement, water pollution, and light spillage and shading impacts on the Rochdale Canal SAC; and f. Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.</p>	
<p>Policy W4 Warburton Moss</p>	<p>Policy JP-G1: Landscape Character</p> <p>Policy JP-G2 Green Infrastructure Network</p> <p>Policy JP-G4: Lowland Wetlands and Mosslands</p> <p>The distinctive flat, open landscape and network of habitats of ecologically valuable lowland wetlands and mosslands, as identified by the Mosslands and Lowland Farmland Landscape Character Type in Figure 8.1, will be protected, enhanced and restored, with a strong emphasis on reconnecting local communities to the natural and historic environments.</p> <p>In making planning decisions and carrying out other associated activities, we will seek to deliver the following priorities:</p> <ol style="list-style-type: none"> 1. Maintain and enhance the extensive and varied mosaic of semi-natural habitats including brooks, ditches, open water bodies, bog, fen, swamp, flashes, ponds, wet and broadleaved woodland, and grassland; 2. Manage and restore the remnant pockets of lowland raised bog, including through restoration from farmland, significantly expanding and connecting the areas of active bog to 	<p>NDP Policy W4 recognises the significance of Warburton Moss as a potential habitat, landscape, carbon off setting and flood management resource. The policy supports proposals which contribute to the restoration of areas of mosslands to lowland raised bog habitat whilst seeking to ensure any archaeological finds are properly recorded and preserved and publicly promoted as part of Warburton’s important heritage.</p> <p>This is in general conformity with strategic Policy JP-G4 which recognises the significance of the former mosslands and sets out that they will be protected, enhanced and restored, with a strong emphasis on reconnecting local communities to the natural and historic environments.</p> <p>Warburton Mossland is within landscape character area Mosslands and Lowland</p>

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	<p>contribute to important functions such as flood risk management and carbon sequestration;</p> <p>3. Positively manage land adjacent to lowland raised bog and other sensitive wetland habitats in a complementary and coordinated manner, ensuring that their hydrology is not adversely affected and the water table is restored;</p> <p>4. Increase features that act as steppingstones for wildlife moving through the area, such as field ponds, hedgerows and trees, and minimise barriers to movement;</p> <p>5. Removal of derelict structures and the remediation of land where it is beneficial to green infrastructure provision and there is no historic value in their retention; and</p> <p>6. Expand public access across the area considerably, including through the creation of new circular routes, and enhance recreation and active travel opportunities.</p> <p>Policy JP-P2: Heritage</p>	<p>Farmland in PfE Policy JP-G1 and forms part of the strategic GI network of lowland wetlands and mosslands.</p> <p>In addition, Policy JP-P2 Heritage sets out that particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include areas of identified archaeological, architectural, artistic and/or historic value.</p>
<p>Policy W5 Responding to Local Character</p> <p>Policy W6 Protecting Designated Heritage Assets</p> <p>Policy W7 Non designated Heritage Assets</p> <p>Policy W8 Warburton Conservation Area</p> <p>W9 Archaeology</p>	<p>Policy JP-P1 Sustainable Places</p> <p>We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:</p> <p>1. Distinctive, with a clear identity that:</p> <p>A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;</p> <p>B. Enables a clear understanding of how the place has developed; and</p>	<p>Warburton NDP Policies W5 to W8 have been prepared to provide a positive local planning framework so that development proposals are designed well and respond in a sensitive and appropriate way to the area's unique and significant built heritage assets. These policies will apply both to major new residential development within the strategic site JP-30 New Carrington and to small scale changes and conversions in the wider Warburton neighbourhood area which is in the Green Built.</p> <p>NDP Policy W5 refers to the Warburton Design Guidance and Codes and advises</p>

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	<p>C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.</p> <p>Policy JP-P2: Heritage</p> <p>We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.</p> <p>Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:</p> <ol style="list-style-type: none"> 1.Setting out a clear vision that recognises and embeds the role of heritage in place-making; 2.Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; 3.Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; 	<p>that proposals should respond to local character and in particular the overarching agricultural and rural character of the area. High quality contemporary designs will be supported where they respect local context and character. This is in general conformity with PfE Policy JP-P1 Sustainable Places which advises that places will have key attributes including a distinctive, clear identity that conserves and enhances the natural environment, landscape features, historic environment and local history and culture, enables a clear understanding of how the place has developed; and respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.</p> <p>Warburton NDP Policies W5 to W8 set out a local planning framework in line with PfE Policy JP-P2: Heritage. Together the NDP policies draw from the key elements which contribute to the area's identity, character and distinctiveness and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings.</p> <p>In addition, the built heritage and design policies support that part of Policy JP-P2: Heritage which sets out that particular consideration will be given to ensure that</p>

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	<p>4.Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and</p> <p>5.Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.</p> <p>Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include ... farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.</p> <p>Policy JP Allocation 30: New Carrington</p> <p>...</p> <p>Design</p> <p>31.Ensure new development is place-led, respecting the local character, heritage and positive local design features of the area;</p> <p>32.Respect the urban/rural fringe setting in the design of the development, in terms of its height, scale and siting, and demonstrate high standards of design;</p> <p>Historic Environment</p> <p>33.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.</p>	<p>the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include ... farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.</p> <p>Several of these NDP policies refer to the relevant parts of the Warburton Design Guidance and Codes which was commissioned to provide detailed evidence and justification for design and heritage policies, the Conservation Area Appraisal and management Plan and an archaeological report which was commissioned as part of the NDP evidence base. Together these background documents provide detailed and extensive information about heritage assets in the neighbourhood area and sets out how they should be protected and how new development should respect and respond to them.</p> <p>In addition, for that part of Warburton neighbourhood plan area within JP-30 the NDP policies provide a local planning and design framework which provides more detail to ensure new development is place-led, respecting the local character, heritage and positive local design features of the</p>

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		area, and respects the urban/rural fringe setting in the design of the development, in terms of its height, scale and siting, and demonstrate high standards of design. The policies also set out how developments should 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.
<p>Policy W10 Sustainable Design and Climate Change</p>	<p>Policy JP-S1: Sustainable Development</p> <p>To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.</p> <p>In preparing plans, authorities should make as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs. In bringing forward previously developed sites for development, particular attention will be paid to tackling land contamination and stability issues, ensuring that appropriate mitigation and remediation is implemented to enable sites to be brought back into use effectively.</p> <p>Policy JP-S2: Carbon and Energy</p> <p>The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse</p>	<p>NDP Policy W10 sets out that all development will be expected to be resource and energy efficient and climate resilient and to manage water and flooding in accordance with the principles set out in the Warburton Design Guidance and Codes.</p> <p>This NDP policy is in general conformity with PfE Policy JP-S1 which sets out that to help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts and utilise sustainable construction techniques. JP-S2 goes on to support various measures to deliver a carbon neutral Greater Manchester including promoting the use of life cycle cost and carbon assessment tools and an expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable will be</p>

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	<p>gas emissions, will be supported through a range of measures including:</p> <ol style="list-style-type: none"> 1.Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling; 2.Promoting the use of life cycle cost and carbon assessment tools to ensure the long-term impacts from development can be captured; 3.Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities; 4.Increasing the range of nature-based solutions including carbon sequestration through the restoration of peat-based habitats, woodland management, tree-planting and natural flood management techniques; 5.An expectation that new development will, unless it can be demonstrated that it is not practicable or financially viable; <p>a. Be net zero carbon(29) which applies:</p> <ul style="list-style-type: none"> <input type="checkbox"/>from adoption– to regulated operational carbon emissions; <input type="checkbox"/>from 2028 -to all emissions ‘in construction’. <p>From 2025 development should also calculate and minimise carbon emissions from unregulated emissions alongside regulated emissions.</p> <p>Development proposals should set out how this has been achieved in an energy statement in accordance with the energy hierarchy, which in order of importance seeks to:</p> <ol style="list-style-type: none"> i. Minimise energy demand; ii. Maximise energy efficiency; iii. Use renewable energy; iv.Use low carbon energy; and v.Utilise other energy sources. 	<p>net zero carbon in accordance with various targets and timescales.</p> <p>Policy JP-S2 sets out that developments are expected to manage surface water runoff through sustainable drainage systems and as close to source as possible amongst other measures.</p>

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	<p>From 2025 any residual carbon emissions that cannot be fully mitigated on-site should be offset, in agreement with the relevant local planning authority through a financial contribution to a carbon offset fund.</p> <p>As an interim measure, development should be consistent with the 2022 Part L Building Regulations unless superseded by changes to building regulations and/or national or local planning policies.</p> <p>b. Incorporate adequate electric vehicle charging points, in line with Part S of the Building Regulations, unless superseded by relevant Local Plan policies, to future proof for the likely long-term demand, taking account of the potential maximum energy demand for the site;</p> <p>c. Where practicable, prioritise connection to a renewable energy/heating/cooling network in the first instance or a low carbon energy/heating/cooling network that is adaptable to non-fossil fuels at a later date;</p> <p>d. In residential developments, achieve energy demand reductions in terms of space heat demand; hot water energy demand and the delivery of on-site renewable energy generation, in accordance with Table 5.1. For renewable energy generation priority should be given to PV installation where technically feasible, alternative technologies will be appropriate where the equivalent generation is evidenced.</p> <p>e. For non-residential developments, achieve at least BREEAM excellent standard (or equivalent) for the 'Ene 01 – reduction of energy use and carbon emissions' category</p>	

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	<p>rising to 'BREEAM outstanding' equivalent for ENE 01 from 2028.</p> <p>f. Include a detailed energy statement to demonstrate via site relevant evidence how the development has sought to maximize reductions in carbon emissions in line with relevant policy targets, including the minimisation of overheating risks and appropriate measures for post occupancy evaluation. Whole life cycle emissions should be considered where possible.</p> <p>Districts may set out specific carbon emission reduction and energy demand targets within Local Plans.</p> <p>Policy JP-S4: Flood Risk and the Water Environment</p> <p>An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by:</p> <ol style="list-style-type: none"> 1. Returning rivers to a more natural state, where practicable; 2. Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants; 3. Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding; 4. Expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface 	

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	<p>water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues;</p> <p>5.Ensuring that sustainable drainage systems:</p> <ul style="list-style-type: none"> i. Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation; ii. Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground; iii. Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and iv. Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development. <p>6.Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment; and</p> <p>7.As a minimum, residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. District local plans may and should consider setting a tighter water efficiency standard of 110 litres/person/day where there is a clear local need with reference to national guidance on housing optional technical standards.</p>	
<p>Policy W11 Walking and Cycling</p>	<p>Policy JP-P1 Sustainable Places</p> <p>We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with:</p> <p>...</p>	<p>Warburton NDP Policy provides local detail and proposals which will encourage walking and cycling in the area as part of healthier lifestyles and should help to reduce reliance on private cars.</p> <p>This policy is in general conformity with PfE Policy JP-P1 which aims for places to allow</p>

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	<p>13.Easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes free from obstacles and disorienting stimuli, and with places to rest</p> <p>Policy JP-C6: Walking and Cycling</p> <p>In order to help deliver a higher proportion of journeys made by walking and cycling, we will support a range of measures, including:</p> <ol style="list-style-type: none"> 1.Creating safe, attractive and integrated walking and cycling infrastructure, connecting every neighbourhood and community with reference to national and locally adopted design guidance; 2.Ensuring routes are direct, easily navigable and integrated with the street and public transport network; 3.Creating active neighbourhoods and street networks which are more permeable to walking and cycling than to the private car, creating an incentive to walk and cycle; 4.Creating, where needed, dedicated separate space for people walking and cycling, with pedestrians and cyclists given priority at junctions and crossings; 5.Increasing the capacity and quality of walking and cycling infrastructure in locations where significant growth in the number of short journeys is anticipated, and where quality of place improvements are proposed; 6.Utilising and enhancing green infrastructure, including canals, parks and recreation grounds, to create opportunities for walking and cycling; 	<p>be easy to move around for those of all mobility levels, particularly by walking and cycling, with enjoyable routes.</p> <p>Strategic Policy JP-C6 also supports the delivery of safe, attractive and integrated walking and cycling infrastructure, connecting every neighbourhood and community and increasing the capacity and quality of walking and cycling infrastructure in locations where significant growth in the number of short journeys is anticipated. Warburton is likely to see significant growth as part of development in the strategic site to the north and already provides attractive countryside and close to urban areas where people can access walking and cycling networks, The intention of the policy is to enhance and extend the existing network so that more people can visit and enjoy the landscape, wildlife and built heritage of the area.</p>
<p>Policy W12 Local Green Space</p>	<p>Policy JP-G2 Green Infrastructure Network</p> <p>A strategic approach will be taken to the protection, management and enhancement of our Green Infrastructure in order to protect and enhance the ecosystem services which</p>	<p>The proposed Local Green Spaces identified in Warburton NDP Policy W12 will form part of the wider network of Green Infrastructure. The areas are (with the exception of 12/2) in the Green Belt and</p>

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	<p>the Green Infrastructure Network provides, including flood management, climate change mitigation and adaptation. Alongside this primary function an enhanced Green Infrastructure network will support wider public health benefits, including promotion of active travel, food growing and recreational opportunities.</p> <p>The protection, management and enhancement of Green Infrastructure will contribute to the development of a Local Nature Recovery Strategy for Greater Manchester. This Strategy will feed into the development of a Nature Recovery Network locally and nationally.</p> <p>Development within and around the Green Infrastructure Network should be consistent with delivering major green infrastructure improvements within them and should contribute to improvements.</p> <p>Development which involves the removal of land from the Green Belt (including allocations proposed in this plan) will be required to offset the impact of removing land from the Green Belt through identifying and delivering compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site. Details of specific sites and projects will be established in discussion with the relevant Local Authority.</p> <p>Wherever practicable, opportunities to integrate new and existing green infrastructure into new development will be taken to protect, enhance and expand the green infrastructure network. Where new or improved green infrastructure is delivered as part of a development, the developer should make appropriate provision for its long-term management and maintenance.</p>	<p>development proposals will be managed in accordance with Green Belt policy.</p> <p>Site 12/2 falls within the strategic site JP-30. This requires development to make provision for biodiversity, including woodland and hedgerows, retain important landscape views and features such as the rides, hedgerows and tree belts and use these features to develop a distinct sense of place, reflect and respond to the special qualities and sensitivities of the key characteristics of the Mossland and Lowland Farmland landscape character type particularly as regards layout and design that respects the settings of Warburton Village and Warburton Deer Park and 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. LGS 13/2 therefore could form part of the landscape buffer.</p>

Warburton NDP Policy	PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN DOCUMENT FOR BOLTON, BURY, MANCHESTER, OLDHAM, ROCHDALE, SALFORD, TAMESIDE, TRAFFORD AND WIGAN 2022 to 2039 ADOPTED 21 MARCH 2024	General Conformity
	<p>Policy JP-G9: The Green Belt</p> <p>The Green Belt is defined on the Policies Map and illustrated on Figure 8.6. The Green Belt serves the five purposes set out in national policy:</p> <ul style="list-style-type: none"> <input type="checkbox"/> to check the unrestricted sprawl of large built-up areas; <input type="checkbox"/> to prevent neighbouring towns merging into one another; <input type="checkbox"/> to assist in safeguarding the countryside from encroachment; <input type="checkbox"/> to preserve the setting and special character of historic towns; and <input type="checkbox"/> to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. <p>The beneficial use of the Green Belt will be enhanced where this can be achieved without harm to its openness, permanence or ability to serve its five purposes. In particular, the enhancement of its green infrastructure functions will be encouraged, such as improved public access and habitat restoration, helping to deliver environmental and social benefits for our residents and providing the high quality green spaces that will support economic growth.</p> <p>Policy JP Allocation 30: New Carrington</p>	
Policy W13 Rural Diversification	N/A	N/A
Policy W14 Energy Proposals	<p>Policy JP-S2: Carbon and Energy</p> <p>The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse</p>	Warburton NDP Policy 15 supports small scale renewable energy proposals that benefit the community and respect local character, particularly on brownfield sites or roofs. This is in general conformity with

<p>Warburton NDP Policy</p>	<p>PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN DOCUMENT FOR BOLTON, BURY, MANCHESTER, OLDHAM, ROCHDALE, SALFORD, TAMESIDE, TRAFFORD AND WIGAN 2022 to 2039 ADOPTED 21 MARCH 2024</p>	<p>General Conformity</p>
	<p>gas emissions, will be supported through a range of measures including: ... 3.Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities;...</p>	<p>strategic policy JP-S2 which sets out that a positive approach will be taken to renewable and low carbon energy schemes, particularly schemes that are led by, or meet the needs of local communities.</p>
<p>Policy W15 Community Facilities</p>	<p>Policy JP-P1 Sustainable Places</p> <p>We aim to become one of the most liveable city regions in the world, consisting of a series of beautiful, healthy and varied places, each having the following key attributes that all development, wherever appropriate, should be consistent with: ... 2.Visually stimulating, creating interesting and imaginative environments which raise the human spirit through the use of green space, public art and quality design</p> <p>3.Socially inclusive: A. Responding to the needs of all parts of society; B. Enabling everyone to participate equally and independently; C. Providing opportunities for social contact and support; and D. Promoting a sense of community.</p> <p>... 17.Well-served by local shops, services and amenities, including education and health facilities</p>	<p>Warburton NDP Policy W15 identifies several local community facilities in the parish which are highly important to local residents. The policy seeks to protect them for future community use by setting out criteria against which proposals for a change of use and redevelopment would be assessed. This is in general conformity with PfE Policy JP-P1 which aims to have liveable places which are socially inclusive, respond to the needs of all parts of society, enable everyone to participate equally and independently, provide opportunities for social contact and support; and promote a sense of community.</p>

Table 4: General Conformity with Adopted Strategic Local Planning Policies in adopted Trafford Local Plan Core Strategy and Trafford UDP

Warburton NDP Policy	Trafford Local Plan: Core Strategy up to 2026 Development Plan Document Adopted, January 2012	Revised Trafford Unitary Development Plan Adopted Plan Text June 2006 WRITTEN STATEMENT Saved in either September 2007 or December 2008.	General Conformity
<p>Policy W1 Conserving and Enhancing Local Landscape Character</p>	<p>POLICY R2: NATURAL ENVIRONMENT</p> <p>R2.1 To ensure the protection and enhancement of the natural environment of the Borough, developers will be required to demonstrate through a supporting statement how their proposal will:</p> <ul style="list-style-type: none"> • Protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and • Protect the natural environment throughout the construction process. <p>R2.3 The Borough’s assets include:</p> <ul style="list-style-type: none"> • Ancient Woodland ; • Wildlife Corridors; and • Open countryside landscape character areas; <p>(b) Woodland, hedgerows and hedgerow trees and trees including street trees and ancient</p>	<p>Part II Proposal ENV17 – Areas of Landscape Protection</p> <p>The Council will protect, promote and enhance the distinctive landscape character and quality of the areas identified on the Proposals Map. Where development is acceptable in principle, the Council will apply the following criteria in assessing the suitability of proposals in relation to the landscape type and character of their setting:</p> <ol style="list-style-type: none"> 1. The appropriateness of design and construction materials with regard to local/regional building traditions. 2. The degree and quality of landscaping. 3. The impact on the landscape quality of the immediate area and the wider setting and on features of importance to wildlife. <p>(Justification: 2. The Council has completed a Landscape Assessment</p>	<p>Warburton NDP Policy W1 sets out that proposals should have regard to the relevant landscape design principles in Warburton Design Guidance and Codes and respond positively to local landscape character. Landscaping schemes should be sympathetic and appropriate to the relevant Landscape Character Type which are identified in a map and the policy advises on how this may be achieved.</p> <p>This ndp Policy adds local detail to and is in general conformity with Local Plan Policy R2 which requires proposals to protect and enhance landscape character Part 2.3 identifies several assets such as woodland, wildlife corridors., trees and watercourses which are present in Warburton.</p> <p>The Areas of Landscape Protection identified in UDP Policy ENV17 include various landscape character areas identified and described in</p>

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	<p>trees; (c) Areas of open water and watercourses;</p> <p>R2.4 These assets will be identified and protected in the Land Allocations Plan as appropriate.</p>	<p>of the Borough's open land areas and has identified seven different landscape types that it wishes to seek to preserve and enhance by means of this Proposal. The seven types are: ... iii) SETTLED SANDLAND – An area dominated by agricultural uses, mainly arable with some pasture. The rolling landscape and generally un-wooded nature of the rural area allow extensive views, with hedgerow trees and hedgerows being visually prominent. A number of dispersed farmsteads are linked by meandering lanes with settlement clusters at Dunham Woodhouses and Warburton. Isolated pockets of remnant coverts and woods with a number of ponds provide a valuable range of woodland and wetland habitats with diverse ecological benefits.</p> <p>iv) MOSSLAND – A flat area dominated by a large scale, geometric field pattern with intensive arable agricultural use. The “rides” which cross the area have become a distinguishing feature of the</p>	<p>more detail in NDP Policy W1. Policy ENV19 also refers to several Special Landscape Features which are present in Warburton and which contribute to the local landscape character of character areas referred to in NDP Policy W1.</p>

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		<p>mossland, particularly those running north-south. There is little tree or shrub vegetation except that associated with the “rides” which controls views by foreshortening the distant views and focussing them in a linear manner. Steep sided ditches mark field boundaries with areas of herbaceous vegetation between the ditches and the “rides”. There has been little development with only one isolated farmstead.</p> <p>v) RIVER MEADOWLAND – A flat alluvial flood-plain area with pastoral land use and a lack of human habitation. The rivers are not visually prominent, due to their sunken position and the presence of levees within the flat topography. Open, distant views along the flood plain become more confined to the north and south by the rising ground beyond the flood plain.</p> <p>vi) WOODED RIVER VALLEY – An area with an intimate, secluded nature, created by the narrow valley bottom and the small scale of the river and its meandering course. The river is not visually prominent, as it is</p>	

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		<p>generally sunken and fringed by trees. On the flatter areas of the flood plain the land use is predominantly grazing with much of the agricultural land enclosed by woodland slopes, which maintain the integrity, intimacy and apparent seclusion of the river valley.</p> <p>Part II Proposal ENV19 – Special Landscape Features</p> <p>The Council will seek to retain, protect and wherever possible, enhance features that make an important contribution to the quality and interest of Trafford's landscape. Such features are: -</p> <ul style="list-style-type: none"> - Woodlands and copses (listed in Appendix E); - The banks of the River Mersey including old oxbows, meander scars and river terraces (from Ashton Weir to the Ship Canal). 	
Policy W2 Warburton Deer Park	<p>POLICY R1: HISTORIC ENVIRONMENT</p> <p>R1.1 All new development must take account of surrounding building styles, landscapes and</p>	<p>Part II Proposal ENV19 – Special Landscape Features</p> <p>The Council will seek to retain, protect and wherever possible, enhance features that make an</p>	<p>NDP Policy W2 identifies the area and boundary of an historic deer park within Warburton. A number of historic features are noted in the policy and identified on a map. The policy sets out that development</p>

Warburton NDP Policy	Trafford Local Plan: Core Strategy up to 2026 Development Plan Document Adopted, January 2012	Revised Trafford Unitary Development Plan Adopted Plan Text June 2006 WRITTEN STATEMENT Saved in either September 2007 or December 2008.	General Conformity
	<p>historic distinctiveness.</p> <p>Heritage Assets</p> <p>R1.5 In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford's historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the Preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate.</p> <p>R1.6 Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:</p> <ul style="list-style-type: none"> • Listed buildings; • Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest; 	<p>important contribution to the quality and interest of Trafford's landscape. Such features are: -</p> <ul style="list-style-type: none"> - Woodlands and copses (listed in Appendix E); - The banks of the River Mersey including old oxbows, meander scars and river terraces (from Ashton Weir to the Ship Canal); 	<p>proposals will be required to reflect and respond to these (and possibly other) historic landscape assets.</p> <p>The NDP Policy is in general conformity with parts of Local Plan Coe Strategy Policy R1 which requires development to take account of surrounding landscapes and historic distinctiveness and to demonstrate how development will protect, preserve and enhance heritage assets including their wider settings such as buildings and structures identified on a local list and sites of archaeological significance and other sites of significant historic designed landscapes. The deer park site would be considered part of Trafford's GI network as Policy R3 identifies sites of nature conservation value and historic landscape features for protection and connection.</p> <p>Some of the features associates with the deer park are identified in UDP Policy ENV19 – Special Landscape Features: these include areas of woodland and copses and the banks</p>

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	<ul style="list-style-type: none"> • Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk; • Sites included on the English Heritage Register of Parks and Gardens of Special Historic Interest; • Scheduled Monuments; • Sites of archaeological significance; • Other sites of significant historic designed landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list; and <p>R1.9 The level of information to be supplied by a developer in relation to any of these matters should refer to the significance of the heritage asset and will vary on a site by site basis but will need to be provided to the satisfaction of LPA.</p> <p><i>(Note – Trafford’s Review of Local Development Plan Policies Table 1 advises that the Policy is considered out of date)</i></p>		of the old course of the Mersey, where the rias evidence of an old ferry crossing.

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	<p>POLICY R3: GREEN INFRASTRUCTURE</p> <p>R3.1 The Council working with local communities, developers and partners, will develop an integrated network of high quality and multi-functional green infrastructure (GI) that will:</p> <p>...</p> <ul style="list-style-type: none"> • Protect and connect existing and potential sites of nature conservation value and historic landscape features, and seek to create new wildlife habitats as recommended in the GM Ecological Framework; 		
<p>Policy W3 Protecting and Enhancing Wildlife</p>	<p>POLICY R2: NATURAL ENVIRONMENT</p> <p>R2.1 To ensure the protection and enhancement of the natural environment of the Borough, developers will be required to demonstrate through a supporting statement how their proposal will:</p> <ul style="list-style-type: none"> • Protect and enhance the landscape character, biodiversity, geodiversity and conservation 	<p>Part II Proposal ENV9 – Sites of Importance for Nature Conservation</p> <p>In determining whether development proposals are satisfactory within the terms of Policy ENV7, the Council will have regard to the following hierarchy of sites: -</p> <p>i) Sites of Special Scientific Interest (SSSI's);</p> <p>Development proposals within or without SSSI's (or National Nature Reserves) will be subject to special</p>	<p>NDP Policy W3 sets out that proposals should avoid areas of high distinctiveness habitats, or core areas for wildlife as identified on maps in the plan and requires mitigation to lessen impacts on wildlife while seeking to enhance their overall condition to achieve a net-gain for biodiversity by various locally relevant means.</p> <p>This is in general conformity with Local Plan Strategy Policy R2 which requires developers to provide a</p>

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	<p>value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and</p> <ul style="list-style-type: none"> • Protect the natural environment throughout the construction process. <p>R2.2 Where the council considers it necessary, in order to protect the natural environment, developers will be required to provide an appropriate ecological assessment report to enable the Council to properly assess and determine the merits or otherwise of the development proposal. All planning applications submitted for development within, or in close proximity to, any of the Borough's assets, must be supported by such a report.</p> <p>R2.3 The Borough's assets include: (a) Designated sites and species of national, regional and local importance:</p> <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI); • European Protected Species; • Local Nature Reserves; • Ancient Woodland ; 	<p>scrutiny and will only be permitted where they would not have an adverse effect, directly or indirectly, on the SSSI.</p> <p>ii) Sites of Nature Conservation Interest.</p> <p>Attention will also be paid to the nature conservation interest of the following categories of site: -</p> <ul style="list-style-type: none"> - Sites of Biological Importance (defined on the Proposals Map and identified in Appendix C): these are sub-divided into the following three categories :- 1. Grade A - rare and valuable within the Greater Manchester area; 2. Grade B - significant at the Trafford Borough level; 3. Grade C - significant at a level wider than the immediate locality. - Local Nature Conservation Sites (defined on the Proposals Map and identified in Appendix D). <p>Within all the above sites the Council will, wherever appropriate, seek to safeguard the intrinsic features of nature conservation interest or value, having regard to: -</p> <ul style="list-style-type: none"> - The particular degree of significance and rarity value of the features on the individual site; 	<p>statement setting out how they will protect and enhance biodiversity and ecological assessments. The policy identifies numerous assets, many of which are found in Warburton and described in the wildlife report which underpins the NDP policy. In addition, the Warburton NDP Policy supports Local Plan Core strategy Policy R3 which aims to protect and connect existing and potential sites of nature conservation value and identifies assets such as woodland, hedgerows, trees and watercourses which are found in the neighbourhood area and which support wildlife.</p> <p>UDP Policy ENV9 identifies a hierarchy of sites and notes several within Warburton NDP area. In addition, Policy ENV10 sets out that the Council will consolidate and strengthen the effectiveness of the wildlife corridors including several identified in Warburton and referred to in Policy W3.</p>

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	<ul style="list-style-type: none"> • Sites of Biological Importance (SBI); • Sites of geological and geomorphological importance; • Local Nature Conservation Sites; • Wildlife Corridors; and • Open countryside landscape character areas; <p>(b) Woodland, hedgerows and hedgerow trees and trees including street trees and ancient trees;</p> <p>(c) Areas of open water and watercourses;</p> <p>(d) Areas of strategic importance as identified in The Greater Manchester Ecological Framework and Trafford’s Climate Change Strategy;</p> <p>(e) Historic Parks and Gardens and historic landscapes including Dunham Massey; and</p> <p>(f) Habitats and species identified in the Greater Manchester Biodiversity Action Plan (BAP).</p> <p>R2.4 These assets will be identified and protected in the Land Allocations Plan as appropriate.</p>	<p>- The detailed impact of the proposed development on the nature conservation interest of the site;</p> <p>- The extent of any proposed measures of mitigation or compensation aimed at enhancing or recreating habitats on or off the site.</p> <p>Appendix C Sites of Biological Importance</p> <p>WARBURTON Fox Covert 3708/3886 B Landfill Site off Dunham Road 3719/3893 C Moss Wood 3720/3899 C Wigsey Lane Meadows 3695/3889 B</p> <p>Appendix D Local Nature Conservation Sites</p> <p>WARBURTON Marlpits East of Park Cottage 705898 Marlpits West of Warburton Lane 708903</p> <p>Appendix E Woodlands and Copses</p> <p>WARBURTON Fox Covert 708886</p>	

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	<p>POLICY R3: GREEN INFRASTRUCTURE</p> <p>R3.1 The Council working with local communities, developers and partners, will develop an integrated network of high quality and multi-functional green infrastructure (GI) that will:</p> <ul style="list-style-type: none"> • Protect and connect existing and potential sites of nature conservation value and historic landscape features, and seek to create new wildlife habitats as recommended in the GM Ecological Framework; • Protect and provide appropriate natural space to connect landscapes and allow wildlife to move through them to adapt to climate change; <p>R3.2 At a strategic level this network will include all assets listed in Policy R2 and (but not restricted to):</p> <ul style="list-style-type: none"> • Open countryside and Country Parks; • Corridors and linear features including hedgerows, ditches, disused railways and verges; and 	<p>Moss Wood 720899 Wood at Warburton Bridge 697897</p> <p>Part II Proposal ENV10 – Wildlife Corridors</p> <p>a) The Council will seek to consolidate and strengthen the effectiveness of the wildlife corridors set out below and shown on the Proposals Map by: - Examining the impact of development proposals (including extensions to gardens) to ensure that the integrity of the corridors is not destroyed or impaired, and,</p> <ul style="list-style-type: none"> - Ensuring that new development within or adjacent to the corridors contributes to their effectiveness wherever possible through appropriate siting, design of buildings and landscaping measures. <p>The corridors consist of the following: -</p> <ul style="list-style-type: none"> The Manchester Ship Canal; The Mersey Valley; Redbrook; The Bollin Valley. 	

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	R3.3 The Council will identify, protect and enhance Trafford's GI assets through the Land Allocations DPD, Trafford's GI Plan and Supplementary Planning Documents as appropriate.		
Policy W4 Warburton Moss	<p>POLICY R1: HISTORIC ENVIRONMENT</p> <p>R1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness. ...</p> <p><i>(Note – Trafford's Review of Local Development Plan Policies Table 1 advises that the Policy is considered out of date)</i></p> <p>POLICY R2: NATURAL ENVIRONMENT</p> <p>R2.1 To ensure the protection and enhancement of the natural environment of the Borough, developers will be required to demonstrate through a supporting statement how their proposal will:</p>	<p>Proposal ENV9 – Sites of Importance for Nature Conservation</p> <p>Proposal ENV10 – Wildlife Corridors</p>	<p>NDP Policy W5 supports the restoration of areas of mosslands to lowland raised bog habitat in Warburton Moss Landscape Area as identified on a map, and requires archaeological and recording and preservation of historical assets. The policy also supports publicity and community engagement to promote public awareness of the importance of this local resource.</p> <p>The policy is in general conformity with Local Plan Core Strategy Policy R1 which requires development to take account of surrounding landscapes and historic significance and R2 which requires developers to protect and enhance landscape character and biodiversity. Warburton Moss, particularly if restored to lowland raised bog habitat would make a major contribution to local GI and could support measures for improved</p>

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	<ul style="list-style-type: none"> • Protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and • Protect the natural environment throughout the construction process. <p>See also supporting text:</p> <p><i>22.8 The Trafford Urban Historic Landscape Character Assessment highlights the importance of mossland as a significant Historic Landscape Character sub type. Mossland was previously found in Stretford, Urmston, Warburton, Hale, Sale and Brooklands.</i></p> <p>POLICY R3: GREEN INFRASTRUCTURE</p> <p>R3.1 The Council working with local communities, developers and partners, will develop an integrated network of high quality and multi-functional green infrastructure (GI) that will:</p> <p>...</p>		<p>water management to address flood relief. In addition the Policy would support Trafford Local Plan Core Strategy Policy R6 which encourages developers to link new development to improvements to the cultural setting of the proposed development including the provision of public art and improvements to the quality of existing facilities.</p> <p>The NDP Policy notes the potential of lowland raised bog habitat to contribute to biodiversity net gain (BNG), carbon capture and flood mitigation measures and UDP policies ENV9 and ENV10 support opportunities for wildlife enhancement.</p>

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	<ul style="list-style-type: none"> • Protect and connect existing and potential sites of nature conservation value and historic landscape features, and seek to create new wildlife habitats as recommended in the GM Ecological Framework; • Protect and provide appropriate natural space to connect landscapes and allow wildlife to move through them to adapt to climate change; • Mitigate the negative effects of climate change and support biodiversity, for example inclusion of green roofs, green walls and tree planting; • Maximise the potential climate change benefits of the network and deliver, where appropriate, the opportunities and requirements set out in Policy L5, including enhanced flood risk management through water storage or run-off protection, integrating mitigation measures such as SUDS into the design, controlling temperatures through shade and other cooling effects, and reducing air and water pollution. <p>POLICY R6: CULTURE AND TOURISM</p>		

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	<p>R6.2 Outside these locations, the Council will support appropriate improvements to, and the expansion of, the tourism and cultural offer, in accordance with national guidance and policies within the Development Plan for Trafford.</p> <p>R6.3 Planning obligations will be sought in line with Policy L8, where appropriate, to link new development to improvements to the cultural setting of the proposed development including the provision of public art and improvements to the quality of existing facilities. Further guidance will be provided to developers in supplementary planning document(s).</p>		
<p>Policy W5 Responding to Local Character</p>	<p>POLICY R1: HISTORIC ENVIRONMENT</p> <p>R1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.</p>	<p>N/A</p>	<p>NDP Policy W5 refers to the Design Guidance in the Warburton Design Guidance and Codes. This document sets out detailed advice so that new development and conversions can be successfully accommodated within Warburton's high quality and sensitive built</p>

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	<p><i>(Note – Trafford’s Review of Local Development Plan Policies Table 1 advises that the Policy is considered out of date)</i></p> <p>Conservation Areas R1.3 Trafford’s Conservation Areas will be identified within the Land Allocations’ DPD. Within these areas the Council will:</p> <ul style="list-style-type: none"> • Require developers to demonstrate how the proposed development will preserve or enhance the Conservation Area, and its wider setting in the light of relevant Supplementary Planning Documents and area specific guidance notes. <p>Heritage Assets R1.5 In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford’s historic environment, through the Land Allocations DPD, the maintenance of the Historic Environment Record, the preparation of local lists, Supplementary Planning Documents</p>		<p>environment by responding positively to local character.</p> <p>This is in general conformity with Local Plan Core Strategy Policy R1 which requires developers to demonstrate how proposed developments will preserve or enhance the Conservation Area and other features and characteristics of Trafford’s historic environment.</p>

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	<p>and development briefs, as appropriate.</p> <p>R1.6 Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:</p> <ul style="list-style-type: none"> • Listed buildings; • Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest; • Listed buildings and locally significant historic buildings and structures, identified on a local list, which are at risk; • Sites included on the English Heritage Register of Parks and Gardens of Special Historic Interest; • Scheduled Monuments; • Sites of archaeological significance; • Other sites of significant historic designed landscapes identified from the Trafford Urban Historic Landscape Characterisation Report on a local list; and 		

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	<ul style="list-style-type: none"> The character of prominent skylines, particularly those running from Dunham New Park to Oldfield Road, Altrincham and from the A56 through Bowdon and any other important skylines, identified through the Conservation Appraisals. 		
<p>Policy W6 Protecting Designated Heritage Assets</p>	<p>POLICY R1: HISTORIC ENVIRONMENT</p> <p>As above.</p>	N/A	<p>NDP Policy W6 also refers to the Design Guidance in the Warburton Design Guidance and Codes in relation to heritage assets. The policy provides advice on the use of screening, orientation, materials etc to minimise adverse impacts.</p> <p>This is in general conformity with Local Plan Core Strategy Policy R1 which requires developers to demonstrate how proposed developments will preserve or enhance the Conservation Area and other features and characteristics of Trafford's historic environment.</p>
<p>Policy W7 Non designated Heritage Assets</p>	<p>POLICY R1: HISTORIC ENVIRONMENT</p> <p>R1.1 All new development must take account of surrounding building</p>	N/A	<p>Warburton NDP Policy W7 refers to the Local List of non-designated heritage assets included in an appendix of the Plan. This is in general conformity with Local Plan Core Strategy Policy R1 which</p>

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	<p>styles, landscapes and historic distinctiveness.</p> <p>Heritage Assets Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:</p> <ul style="list-style-type: none"> • Buildings and structures identified on a local list which make a significant contribution to the townscape by reason of their architectural or historic interest; 		<p>requires development to protect, preserve and enhance heritage assets including their wider settings including those identified on a local list.</p>
<p>Policy W8 Warburton Conservation Area</p>	<p>POLICY R1: HISTORIC ENVIRONMENT</p> <p>R1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.</p> <p>(Note – Trafford’s Review of Local Development Plan Policies Table 1 advises that the Policy is considered out of date)</p>	<p>N/A</p>	<p>NDP Policy W8 refers to the relevant Design Guidance in the Warburton Design Guidance and Codes and the CAMP SPD.</p> <p>These documents describe the character of the Conservation Area and provide detailed advice so that development responds positively to local character and is appropriate in terms of design.</p> <p>This is in general conformity with Local Plan Core Strategy Policy R1</p>

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	<p>Conservation Areas R1.3 Trafford's Conservation Areas will be identified within the Land Allocations' DPD. Within these areas the Council will:</p> <ul style="list-style-type: none"> • Require developers to demonstrate how the proposed development will preserve or enhance the Conservation Area, and its wider setting in the light of relevant Supplementary Planning Documents and area specific guidance notes. 		<p>which requires developers to demonstrate how proposed developments will preserve or enhance the Conservation Area and other features and characteristics of Trafford's historic environment.</p>
<p>Policy W9 Archaeology</p>	<p>POLICY R1: HISTORIC ENVIRONMENT</p> <p>R1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.</p> <p>R1.5 In addition to preserving or enhancing Conservation Areas, the Council will identify, preserve, protect and enhance the positive features and characteristics of Trafford's historic environment, through the Land Allocations DPD, the maintenance of the Historic</p>	<p>N/A</p>	<p>NDP Policy W9 requires development proposals to protect, conserve and enhance assets of potential archaeological interest. This is in general conformity with Local Plan Strategy Policy R1 which requires developers to demonstrate how their development will protect, preserve and enhance Scheduled Monuments and Sites of archaeological significance.</p>

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	<p>Environment Record, the preparation of local lists, Supplementary Planning Documents and development briefs, as appropriate.</p> <p>R1.6 Accordingly developers will be required, where appropriate, to demonstrate how their development will protect, preserve and enhance the following heritage assets including their wider settings:</p> <ul style="list-style-type: none"> • Scheduled Monuments; • Sites of archaeological significance; <p>(Note – Trafford’s Review of Local Development Plan Policies Table 1 advises that the Policy is considered out of date)</p>		
<p>Policy W10 Sustainable Design and Climate Change</p>	<p>POLICY L5: CLIMATE CHANGE (except L5.2 L5.3 L5.4 L5.5 L5.6 L5.7 L5.8 L5.9 L5.11 L5.12 L5.15 L5.16 L5.18)</p> <p>L5.1 New development should mitigate and reduce its impact on climate change factors, such</p>	<p>N/A</p>	<p>NDP Policy W10 expects all development to be resource and energy efficient and climate resilient and to address water and flood risk by incorporating the relevant principles in the Warburton Design Guidance and Codes. This is in general conformity with Local Plan Corter Strategy Policy L5 which requires development to mitigate</p>

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	<p>as pollution and flooding and maximise its sustainability through improved environmental performance of buildings, lower carbon emissions and renewable or decentralised energy generation.</p> <p>L5.10 The Council will encourage applicants to consider and incorporate CO2 reduction design techniques within the building prior to investigating technology solutions. Guidance on both these options is detailed in the associated SPD and the supporting Technical Note.</p> <p>L5.13 Development that has potential to cause adverse pollution (of air, light, water, ground), noise or vibration will not be permitted unless it can be demonstrated that adequate mitigation measures can be put in place.</p> <p>L5.14 Where development is proposed close to existing sources of pollution, noise or vibration,</p>		<p>and reduce its impact on climate change factors, such as pollution and flooding and to maximise its sustainability through improved environmental performance of buildings.</p>

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	<p>developers will be required to demonstrate that it is sited and designed in such a way as to confine the impact of nuisance from these sources to acceptable levels appropriate to the proposed use concerned.</p> <p>L5.17 Developers will be required to demonstrate, where necessary by an appropriate Flood Risk Assessment (FRA) at the planning application stage, that account has been taken of flood risk from all sources (including rivers, canals, sewers, surface water run-off and groundwater) as identified in the Council's Strategic Flood Risk Assessment and/or shown on the Key Diagram, and that the proposed development incorporates flood mitigation and management measures appropriate to the use and location.</p> <p><i>(Note Trafford Review of Local Development Plan Policies Table 1 advises that L5.1 – L5.11 are considered out of date)</i></p>		

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<p>Policy W11 Walking and Cycling</p>	<p>POLICY R6: CULTURE AND TOURISM</p> <p>R6.2 Outside these locations, the Council will support appropriate improvements to, and the expansion of, the tourism and cultural offer, in accordance with national guidance and policies within the Development Plan for Trafford.</p> <p>R6.3 Planning obligations will be sought in line with Policy L8, where appropriate, to link new development to improvements to the cultural setting of the proposed development including the provision of public art and improvements to the quality of existing facilities. Further guidance will be provided to developers in supplementary planning document(s).</p>	<p>Part II Proposal OSR15 – Integrated Access Network for Trafford</p> <p>The Council will promote, design and maintain an integrated network of footpaths, bridleways and cycle routes to link residential areas to open spaces, recreation facilities, the open countryside, areas of high landscape value, the river valleys and features of local interest such as Trafford's brooks.</p> <p>In particular the Council will seek to develop: -</p> <p>i) A strategic network of recreational routes in conjunction with other local authorities in Greater Manchester and Cheshire. The strategic routes are: -</p> <ul style="list-style-type: none"> <input type="checkbox"/> The Trans Pennine Trail, <input type="checkbox"/> The Bollin Valley Way, <input type="checkbox"/> The Mersey Valley Way, <input type="checkbox"/> The Mersey Bollin Link (east). <p>ii) Local "circular" routes linking to the strategic network and improved linkages between existing public rights of way,.</p>	<p>NDP Policy W11 requires development proposals to have regard to the Movement Pattern design principles for vehicular network and pedestrian and cycle connectivity set out in the Warburton Design Guidance and Codes, take opportunities to provide safe access to local footpaths, bridleways and cycle routes identified on maps and to support various enhancements to existing provision. In this way developments should promote more sustainable and active patterns of movement throughout the area.</p> <p>This is in general conformity with UDP Proposal OSR15 which sets out that the Council will promote an integrated walking and cycling network linking residential areas to facilities and the countryside, including strategic routes, some of which pass through Warburton NDP area. Proposal OSR16 – Protection of Access Network also seeks to protect the existing network. In addition T18 sets out that the Council will develop the proposed Borough cycling network and seek to ensure that cyclists are not put at</p>

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		<p>iii) Within the Mersey Valley priority will be given to developing and way-marking the following routes for cyclists, horse riders and walkers.</p> <p>Part II Proposal OSR16 – Protection of Access Network</p> <p>The Council will not normally permit any development that would either dissect routes or would prejudice the creation of an integrated access network.</p> <p>Major new transport routes and development proposals should not impede or restrict the use of existing footpaths, bridleways and cycle routes. The Council will require the provision of alternative access routes should they be dissected and will need to be satisfied that any alternative proposed is at least as attractive as the route being replaced.</p> <p>Proposal T18 New Facilities for Cyclists</p> <p>The Council will develop the proposed Borough cycling network</p>	<p>a disadvantage by any new development.</p> <p>The NDP policy also refers to a heritage trail which has been designed and promoted by members of the NDP steering group and this supports Local Plan Strategy Policy R6 - Culture and Tourism.</p>

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		<p>as set out in the Trafford Cycling Strategy and will seek to ensure that cyclists are not put at a disadvantage by any new development.</p> <p>Where development proposals impact upon the proposed cycle network the Council will require developers to pay full consideration to the needs of cyclists when addressing the provisions of sub-paragraph (viii) of Proposal D1.</p> <p>Where significant proposals about the cycle network the Council, by negotiation and agreement with developers, will either seek provision of that section of the network or a contribution to the provision of that section of the network and associated facilities (such as secure cycle parking).</p>	
<p>Policy W12 Local Green Space</p>	<p>POLICY R1: HISTORIC ENVIRONMENT</p> <p>R1.1 All new development must take account of surrounding building styles, landscapes and historic distinctiveness.</p> <p>R1.2 Developers must demonstrate how the development will</p>	<p>N/A</p>	<p>Local Green Spaces are relatively new planning policy area and are not mentioned in the 2 adopted Local Plan documents. However Local Plan Core Strategy Policies aim to protect the setting of built heritage assets and important open spaces are identified in the Conservation Area SPD. Some of the proposed</p>

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	<p>complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.</p> <p>POLICY R2: NATURAL ENVIRONMENT</p> <p>R2.1 To ensure the protection and enhancement of the natural environment of the Borough, developers will be required to demonstrate through a supporting statement how their proposal will:</p> <ul style="list-style-type: none"> • Protect and enhance the landscape character, biodiversity, geodiversity and conservation value of its natural urban and countryside assets having regard not only to its immediate location but its surroundings; and • Protect the natural environment throughout the construction process. 		<p>LGS also have wildlife and landscape significance. The justification for each LGS is provided in an Appendix in the NDP.</p>
Policy W13 Rural Diversification	POLICY R4: GREEN BELT, COUNTRYSIDE AND OTHER PROTECTED OPEN LAND (except	N/A	NDP Policy W13 recognises that Warburton is a working agricultural area but that there may be opportunities to strengthen the local

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	<p>R4.1 R4.2 R4.3 R4.4 R4.5 R4.7 R4.8)</p> <p>Agricultural Land</p> <p>R4.6 In order to support Trafford’s agricultural community, the Council will consider appropriate farm diversification proposals where it can be demonstrated that the proposal would not:</p> <p>(a) Replace the existing agricultural use;</p> <p>(b) Have a detrimental impact on the existing ecology and landscape of the area; and</p> <p>(c) Be contrary to Government Guidance or other policies within this Plan.</p>		<p>economy by allowing some appropriate diversification. This is supported at a higher level by Local Plan Core Strategy Policy R4 but Policy W13 provides a more detailed local framework to support future changes.</p>
<p>Policy W14 Energy Proposals</p>	<p>POLICY L5: CLIMATE CHANGE (except L5.2 L5.3 L5.4 L5.5 L5.6 L5.7 L5.8 L5.9 L5.11 L5.12 L5.15 L5.16 L5.18)</p> <p>Energy Generating Infrastructure Opportunities – Commercial or Community</p> <p>L5.12 The Council recognises the role that commercial and community low carbon, renewable and</p>	<p>N/A</p>	<p>NDP Policy W14 recognises that some small-scale renewable energy or low carbon energy proposals may be appropriate in some circumstances in the neighbourhood area. Local Plan Strategy Policy 5.12 recognises the role that commercial and community low carbon, renewable and decentralised energy generation and distribution facilities can play in reducing CO2 emissions.</p>

Warburton NDP Basic Conditions Statement

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	<p>decentralised energy generation and distribution facilities can play in reducing CO2 emissions and providing viable energy supply options to serve new and existing developments. The impact of such infrastructure and any suitable mitigation measures will be assessed in line with the policies within this Plan, in particular Policy L7 – Design Quality and Protecting Amenity.</p> <p><i>Paragraphs L5.1 to L5.11 of the policy are out of date as they do not reflect NPPF guidance on climate change (section 14), whilst the remainder of the policy, including that relating to air quality and pollution is consistent with the NPPF.</i></p>		
Policy W15 Community Facilities	N/A	N/A	N/A

3.6 Be Compatible with EU Obligations (under retained EU law)

1. The Submission Neighbourhood Plan is fully compatible with EU Obligations.

SEA / HRA

2. The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).
3. Kirkwells Planning Consultants prepared several iterations of the SEA and HRA screening assessments from June 2023 until June 2024 (prior to the Regulation 14 consultation on the Draft NDP). These were used to inform amendments to policies and proposals to help ensure the NDP supported sustainable development and would not result in significant adverse environmental effects. The final versions of the reports are provided on the NDP page of the Parish Council website.
4. The consultation bodies who responded to the SEA Screening agreed that the Draft Warburton NDP was unlikely to have significant environmental effects upon the natural and historic environment.
5. In terms of the HRA Screening there are four European sites (Natura 2000) within approximately 15km of the Warburton Neighbourhood Area boundary and one 20km away. It is considered unlikely that the Draft NDP policies and the Warburton Design Guidance and Codes would have a significant effect on any of the European sites either alone or in combination. The NDP does not include any site allocations for development in addition to the strategic site proposed in the PfE strategic development plan and new emerging Trafford Local Plan. The scale of additional growth envisaged within the NDP is very limited and the European sites identified are located some distance away, and therefore it is considered that no further appropriate assessment work is required for the Draft NDP. The consultation bodies concurred with this view.

European Convention on Human Rights

1. The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.
2. The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights ('The Convention'). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.
3. Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

4. Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK's statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.
5. Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual's rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.
6. Article 14 provides that 'The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.' The Parish Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

3.7 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).

1. The prescribed conditions have therefore been met in relation to the Submission PNP and prescribed matters have been complied with in connection with the proposal for the Plan.

4.0 Conclusion

1. The Warburton Neighbourhood Development Plan (NDP) has been prepared to meet the required Basic Conditions. The independent examination will test this further and may result in further changes to policies and proposals depending upon the examiner's recommendations.

Warburton Parish Council

February 2025

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