



Warburton
Neighbourhood Development Plan
(NDP)
2023 - 2037

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



Warburton Parish Council
June 2023

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1. Foreword

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

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

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

2. Introduction

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

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

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

3. Informal Consultation, June 2023

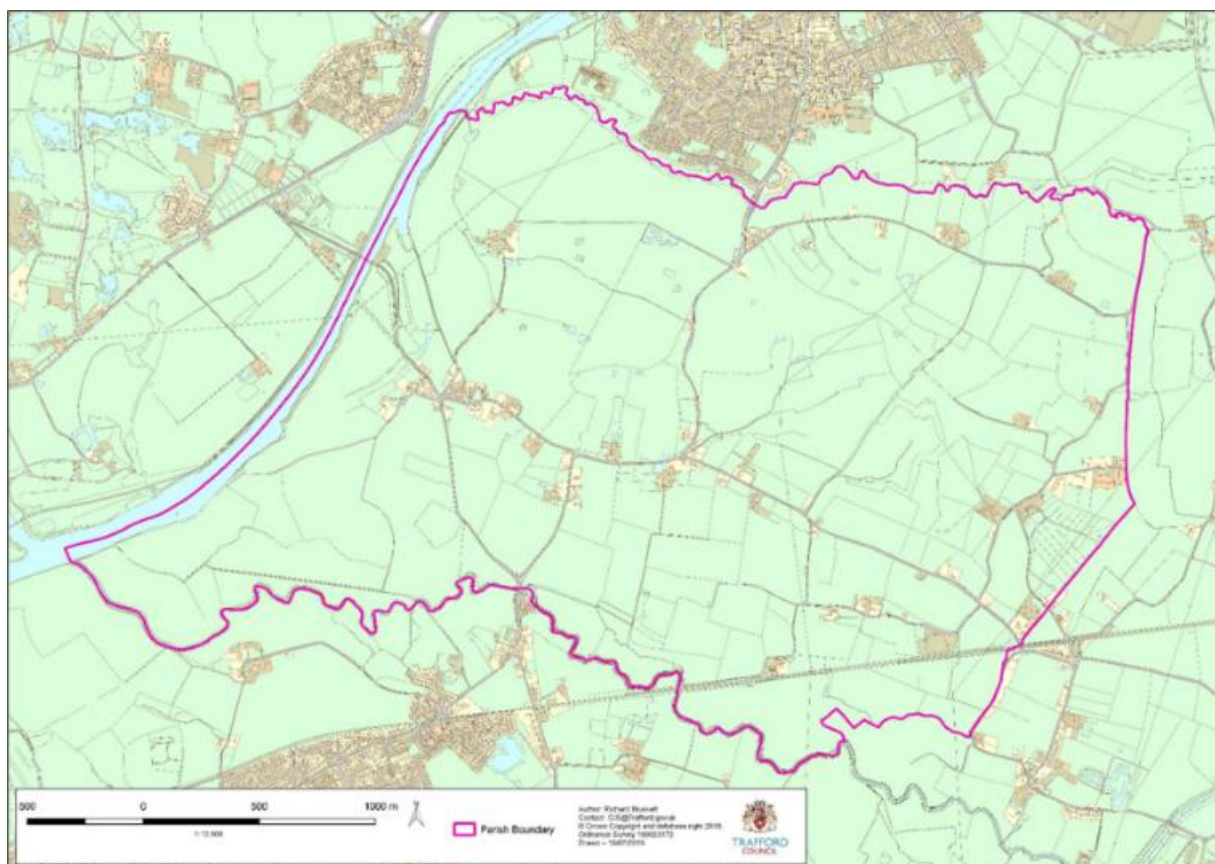
The neighbourhood plan's success depends on your interest and support as a stakeholder in Warburton's future. Please let us know your thoughts and comments so that the Warburton NDP is truly shaped by our community.

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

4. Neighbourhood Area

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

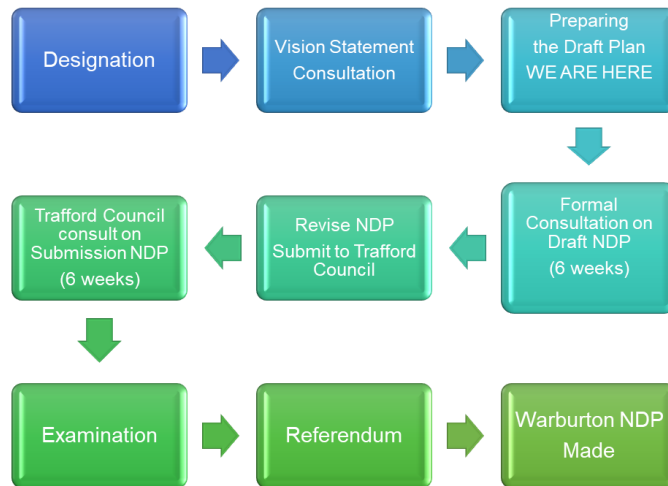
Map 1 Warburton NDP Area



5. NDP Process

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

Figure 1 NDP Process



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

6. NDP Vision and Objectives

Draft NDP Vision

By 2037 Warburton Village and Parish will:

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

Draft NDP Objectives

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

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

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

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

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

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

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

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

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

7. NDP Planning Policies

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

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



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

The Draft Policies are summarised as follows:

Draft Policy W1 Conserving and Enhancing Local Landscape Character

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

Draft Policy W2 Warburton Deer Park

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



Draft Policy W3 Protecting and Enhancing Wildlife

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

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

Draft Policy W4 Warburton Moss

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

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

Draft Policy W5 Protecting Heritage Assets and Responding to Local Character

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

Draft Policy W6 Warburton Conservation Area

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



Draft Policy W7 Archaeology

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

Draft Policy W8 Non designated Heritage Assets

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

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

Draft Policy W9 Warburton Masterplan

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

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

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

These Options are:

Masterplan Option 1



Masterplan Option 2



Figure 26: Warburton masterplan option 2

Masterplan Option 3 (Preferred Option)



Figure 27: Warburton masterplan option 3

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

Draft Policy W10 Sustainable Design and Climate Change

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

Draft Policy W11 Walking and Cycling

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



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

Draft Policy W12 Local Green Space

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

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

Draft Policy W13 Rural Diversification

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



Draft Policy W14 Energy Proposals

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

Draft Policy W15 Community Facilities

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



8. Parish Council Actions / Community Aspirations

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

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

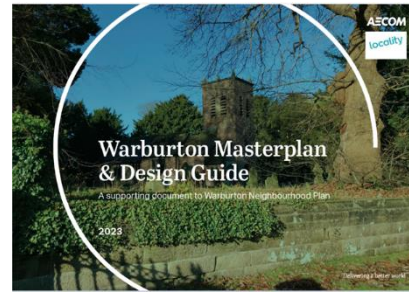
3. Toll Bridge - The poor condition of the bridge and the issues created by collection of tolls with traffic build up affecting access to resident's homes is ongoing. There is a public inquiry underway, mostly focused on the costs of the toll. The Parish Council is attempting to mitigate the downsides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

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

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

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

9. Warburton Masterplan & Design Guide Summary of Design Principles



Context Analysis

1. Historic growth

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

2. Heritage Assets

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

3. Landscape and Views

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

4. Movement Pattern

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

5. Water & Flood Risk

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

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

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



Design Guidance for Warburton Parish

1. Using Historic Farmstead Character to Guide Design

- The overarching agricultural character of Warburton parish should be protected and enhanced. Future development should respond to it by using the existing historic farmstead development forms to guide the design and layout of buildings. To successfully reflect the farmstead development typology a hierarchy of buildings must be established.

2. Building Heights and Roof Forms

- Future development should generally adhere to a maximum height of two storeys with a gable roof form. Single storey buildings will also be acceptable.

3. Sustainability and Climate Change

- Any new housing should mitigate its impact from the loss of countryside, wildlife and the natural environment and demonstrate that it is responding to climate change with the highest standards of insulation and energy conservation.

4. Materials and Detailing

- The materials used in any proposed development should be of a high quality and reinforce local distinctiveness.

10. Next Steps

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