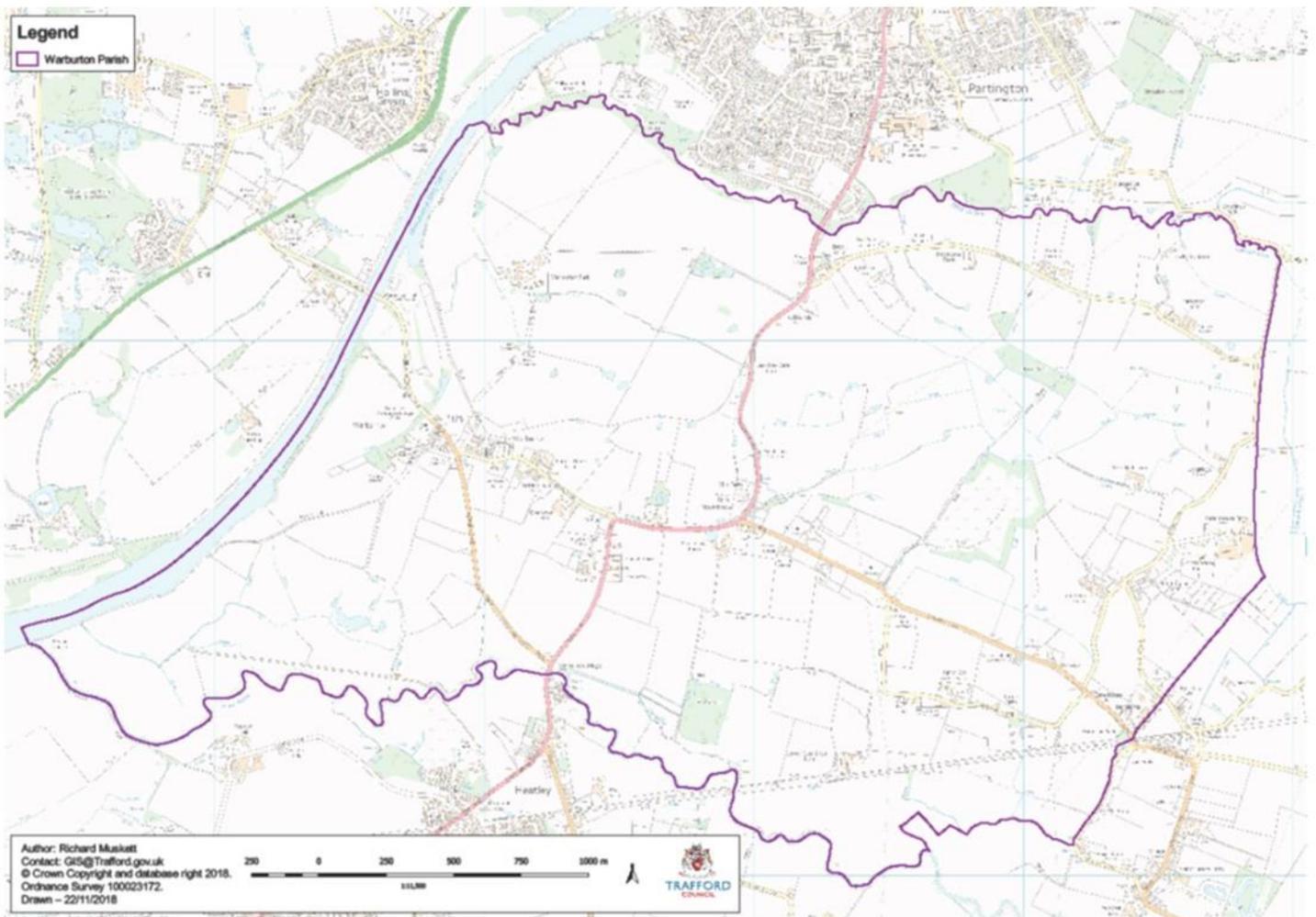


# Warburton

## Neighbourhood Development Plan (NDP) 2021-2037



## Vision Statement & Key Planning Issues

Public Consultation  
Winter 2021

## How to Comment

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

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

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

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

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

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

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

Thank you for your time and interest.

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

Paul Beckmann

Chair of the Neighbourhood Plan Steering Group

Warburton Parish Council, November 2021

## 1.0 Introduction

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

## 2.0 Progress so Far

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

inviting your comments and ideas on these so that we can move forward with preparing our Draft Plan.

### 3.0 Draft Vision and Objectives

#### **Draft Mission Statement for the Warburton NDP**

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

#### **Draft NDP Vision**

By 2037 Warburton Village will:

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

#### **Draft Objectives**

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

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

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

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

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

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

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

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

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

**Objective 10:** To proactively encourage the prioritisation of brownfield housing to meet strategic objectives.

## 4.0 Key Planning Issues for Warburton NDP

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

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

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

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

4.1.3 The area includes watercourses and fishponds, copses and woodland, sections of 'park pale' earthworks or ditches around the perimeter and a pillow mound which was almost certainly a rabbit warren. A public footpath crosses the deer park and there are views towards the high-level bridge over the Manchester Ship Canal, the dark mass of the trees of the ancient woodland, Coroner's Wood and occasional glimpses of the funnels of ships using the Manchester Ship Canal.

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

## 4.2 Recreation and Local Infrastructure

- 4.2.1 Warburton Parish provides opportunities for informal recreation and leisure for both local residents and people from further afield and the Parish Council intends to build on this to provide with organised cycling and walking routes that will celebrate legacy.
- 4.2.2 There are several public footpaths crossing the rural area including the Trans Pennine Trail and the Bollin Valley Way. These will be integrated into the Heritage Trail to guide walkers around the historic assets of the village. Additionally safe

walkways to bus stops are required and clearing of unmaintained pavements is critical.

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

### 4.3 A Sustainable Future for Warburton

- 4.3.1 Planning has an important role to play in addressing climate change and moving towards a low or no carbon future. One of the basic conditions against which the Plan will be tested is whether the making of the plan contributes to the achievement of sustainable development and the NPPF recognises that this is the purpose of the planning system.

4.3.1 It is proposed that the Design Codes for Warburton NDP will address the need to promote energy and resource efficiency in new development and the NDP will then use these in local planning policies.

4.3.2 It is important to note that detailed technical requirements are and will continue to be addressed through Building Regulations, however the NDP has a role in supporting and promoting best practice in planning policies.

#### 4.4 Supporting Suitable Rural Diversification

4.4.1 Warburton has retained its rural character and local employment in the Parish is largely based around farming and food production. There are several working farms in Warburton that cover many aspects of agriculture. These include:

- The local farm shop run by R and K V Clegg at Moss Brow Farm, Paddock Lane, Warburton. This provides the local community with fruit, veg, eggs and a wide variety of locally sourced produce including honey, jams, local Dunham Massey apple juice and seasonal produce such as pumpkins and Christmas trees.
- J Priestner and Sons at Midlands Farm and Peterhouse Farm have played a part in Warburton farming for many years. Originally arable and egg producing they mainly now specialise in producing first class eggs that are sold all over the North of England. Peter House Farm stocks their produce as well as local shops.
- H Booth and Son are based on the very edge of the parish at Broadoak Farm and specialise in rare breeds. They produce pigs, cows and sheep and provide farm visits for school children to learn about farming and the environment. Another speciality of theirs is potatoes and they supply local and regional chip shops.
- E & L Houghton farm at Birch Farm in Warburton and although relatively new to the village have a mixed farming business of arable crops, selling their barley to make Carling Lager, craft beers and also to local whiskey producers Forest Whiskey based at the Cat and Fiddle in Macclesfield. They also grow oil seed rape, wheat and beans. If you drive past in the summer you'll see their small herd of Aberdeen Angus cattle grazing the fields and this meat is sold to local buyers.
- Cheshire Haybale Hire which hires out hay or straw bales for events.
- A & E Cookson farm Overtown Farm on Paddock Lane in the heart of the village and produce arable crops and beef. They also recently diversified into storage on the farm.
- T Harris has been farming at Lower Carr Green Farm in the village for many years and was known for his beef and sheep production. It is let to a local Dunham farmer R Pennington for farming beef cattle at Lower Carr Green Farm.
- CH Farms based on Dunham Road at Yew Tree Farm are arable farmers and farm the area known as Warburton Moss.

- D & J Priestner are mainly based in Dunham Massey but also farm a large area of land in Warburton and have a smaller farm at Moss Hall Farm on Gorsey Lane. This is quite common in small villages and brings Dunham Massey and Warburton close together with a few farmers farming land in the neighbouring village.
- 4.4.2 Warburton also has Kennels and Catteries based at Reed House Farm and Lighthouse Farm, providing excellent accommodation for pets. Not only small pets are catered for with two livery yards for horse owners to keep their horses on at Matchington Farm on Sawpit Street and also at Reed House Farm on Gorsey Lane. These horse owners can take advantage of the local access to the Trans Pennine Trail and ride through our lovely village.
- 4.4.3 The NDP provides an opportunity to consider how local planning policies and actions can support and sustain these rural businesses in the future as they face ongoing challenges related to global changes in food production, a greater emphasis on more sustainable, local food production, and the need to protect and enhance wildlife and biodiversity.

#### 4.5 Housing Development

- 4.5.1 Policies in the NDP cannot be in conflict with Local Plan policies and should not duplicate them. The NDP is being prepared in the context of the adopted local plan policies for Trafford (Trafford Local Plan: Core Strategy Development Plan Document, adopted January 2012 and Saved Policies from the Revised Unitary Development Plan, 2006) but, in line with good practice, takes into account the reasoning and evidence supporting the policies in the emerging new Trafford Local Plan.
- 4.5.2 The Parish of Warburton is largely washed over by the Green Belt where development opportunities are very limited. The adopted Trafford Local Plan Policies map also includes an area to the north of the Parish and to the south of Partington which is identified as a 'Priority Area for Regeneration'. GMSF (Publication Draft) Policy JP Allocation 33 'New Carrington' includes this area within the allocation boundary and identifies it for residential development (as an area referred to as 'Warburton Lane'). Trafford Local Plan February 2021 Regulation 18 Consultation Draft also identifies AF7 – New Carrington as an 'Area of Focus' in the Trafford Local Plan to reflect the anticipated development in this location. If this goes ahead it is likely that new housing development will be concentrated in this area.
- 4.5.3 The Parish Council has made representations to both the GMSF and new Trafford Local Plan consultations in relation to the proposed strategic allocation at New Carrington and these planning processes are separate from the NDP but will run alongside it.
- 4.5.4 New Local Plan Policy TP12 – Rural communities sets out that 'a) Warburton, Dunham, Dunham Woodhouses and other rural communities will be protected from inappropriate development, their character, appearance and amenity enhanced, and the range of facilities within these settlements to be sufficient to maintain their long term sustainability.'
- 4.5.5 Apart from the proposed strategic allocation, new housing proposals in the parish will be limited to those which are acceptable in the Green Belt (see NPPF

paragraphs 149 and 150) such as replacement buildings, limited infilling in the village, limited affordable housing for local community needs including rural exception sites, limited infilling or redevelopment of previously developed land and re-use of buildings.

- 4.5.6 The Parish Council considers that brownfield (previously developed) sites in Trafford Borough should be prioritised for new development and the rural area and the Green Belt should continue to be protected. Therefore the Parish Council will continue to make representations through the GMSF and Local Plan process and it is proposed that the NDP will not include policies which allocate sites for housing or which set out policies on house types and sizes.

## 5.0 Next Steps

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

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

**Response Form**

Name:

Contact details:

(Insert PC data protection paragraph)

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

YES/NO

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

Please provide any comments about how it could be improved.

Q2 Do you support the Draft Vision? YES/NO

Please provide any comments about how it could be improved.

Q3 Do you support the Draft Objectives? YES/NO

Please provide any comments about how they could be improved.

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

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

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

Thank you for your time and interest. We hope to see you at the Drop In event.