



# Warburton

## Neighbourhood Development Plan (NDP)

### 2023 - 2037

Draft Plan for Informal Consultation



Warburton Parish Council  
June 2023

## **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.

**Warburton Parish Council**

**Summer 2023**

With assistance from



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## Informal Public Consultation - June 2023

Welcome to the emerging Draft Neighbourhood Plan for Warburton. **The Draft Plan is published for informal consultation until the end of June 2023.**

Please note that this version of the Draft Plan is not completely finalised. **Red text denotes sections of text or maps which require completion before the Draft Plan is finished for formal consultation (Regulation 14).**

Households in the Parish should have received a summary booklet and questionnaire, but all the documents are available to view and download from the NDP pages of the Parish Council website: <https://www.warburtonparishcouncil.org/neighbourhood-plan>

We are holding an open drop-in event on **Saturday 17<sup>th</sup> June from 2pm to 4pm in the Parish Rooms** where you can meet the NDP Steering Group members and find out more about the Neighbourhood Plan. All are welcome to attend.

**Please complete the online questionnaire on the website if possible.**

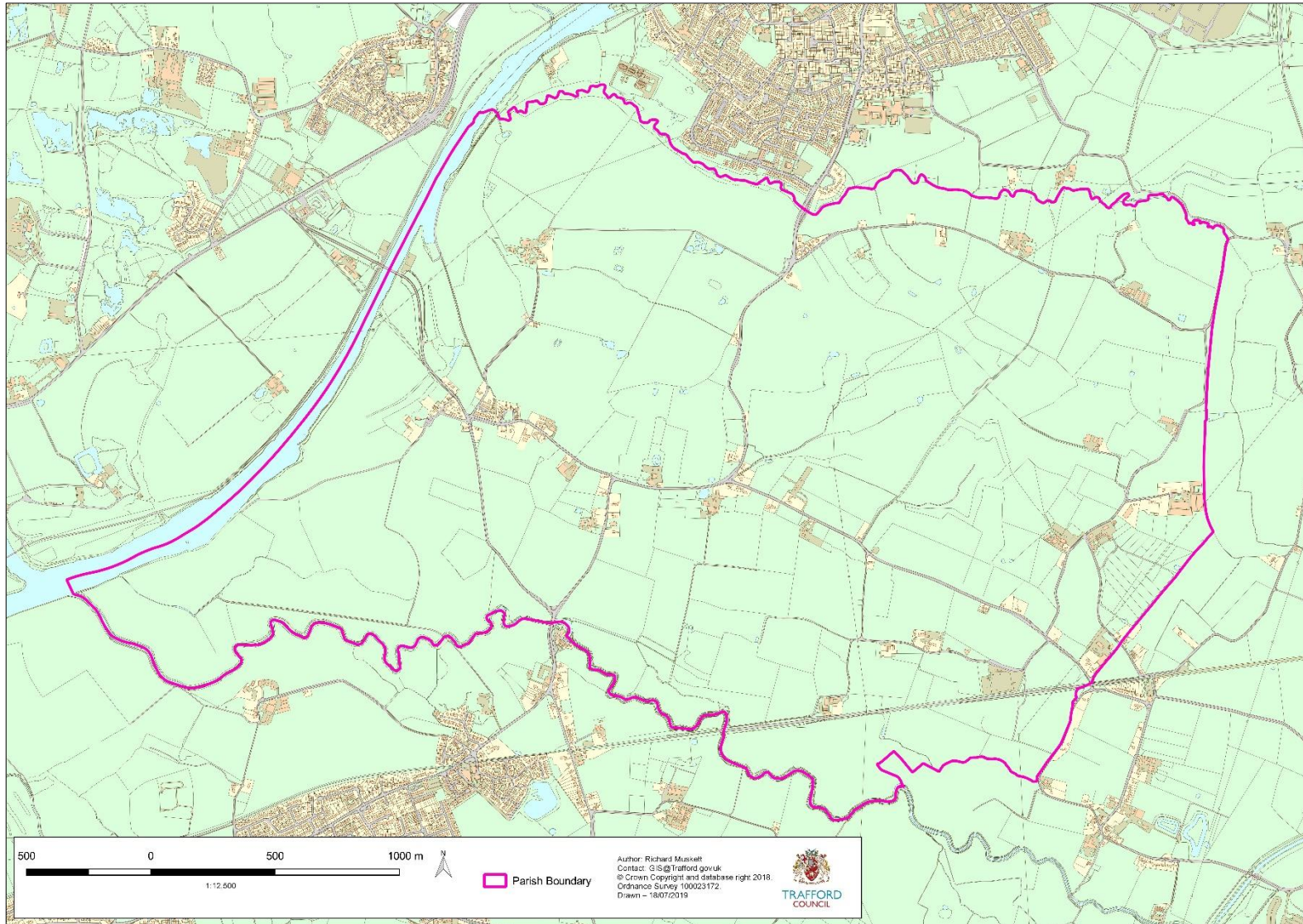
Otherwise handwritten completed questionnaires should be brought to the drop in event on 17<sup>th</sup> June or returned to the box in the church. They can also be posted to: Warburton Parish Council, 10, Egerton Avenue, Warburton, Cheshire, WA13 9TD.

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

Following this informal consultation, we will revise and finalise the Draft Plan and publish it again for 6 weeks' formal consultation later in 2023.



**Map 1: Warburton NDP Area and Parish Boundary**



Insert Map 2: Warburton NDP Policies Map – To be completed

(This will include things identified in planning policies eg masterplan area, extent of deer park, local green spaces, community facilities)

## List of Draft Policies

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## 1.0 What is a Neighbourhood Development Plan?

- 1.1 Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
- 1.2 NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
- 1.3 An NDP can cover a range of planning related issues or just have one, single policy. The Vision Statement and Key Planning Issues consultation explored whether the various local planning issues identified by the Neighbourhood Plan Steering Group were supported by local residents and stakeholders. The consultation responses have been used to inform this Draft Plan. The report ‘Qualitative assessment of Feedback from Warburton NPD consultation with residents in December 2021’ is available on the website <https://www.warburtonparishcouncil.org/neighbourhood-plan>.
- 1.4 It is important to remember that NDPs cannot be prepared in isolation. They have to be ‘in general conformity’ with strategic planning policies - in this case, the strategic policies in the [Trafford Local Plan: Core Strategy Development Plan Document, adopted January 2012 and Saved Policies from the Revised Unitary Development Plan, 2006](#). Most of the UDP policies are no longer operational as they have been superseded by other Local Plan documents including the Core Strategy. Consideration of the compliance of the local plan policies with the revised National Planning Policy Framework (February 2019) was published in 2019<sup>1</sup> and the NDP only refers to those policies not considered to be out of date. The Policies Maps in Appendix 2 identify the strategic planning policies and context relevant to the Warburton neighbourhood area.
- 1.5 In line with good practice (see Planning Practice Guidance – ‘[Can a neighbourhood plan come forward before an up-to-date local plan or spatial development strategy is in place?](#)’) the Warburton NDP has also been prepared taking into account the reasoning and evidence informing the local plan process for the new [Trafford Local Plan up to 2037, February 2021](#) (Regulation 18 Consultation Draft) and [Places for Everyone \(PfE\)](#) – the strategic plan of nine Greater Manchester local authorities (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan) for jobs, new homes, and sustainable growth (formerly known as the

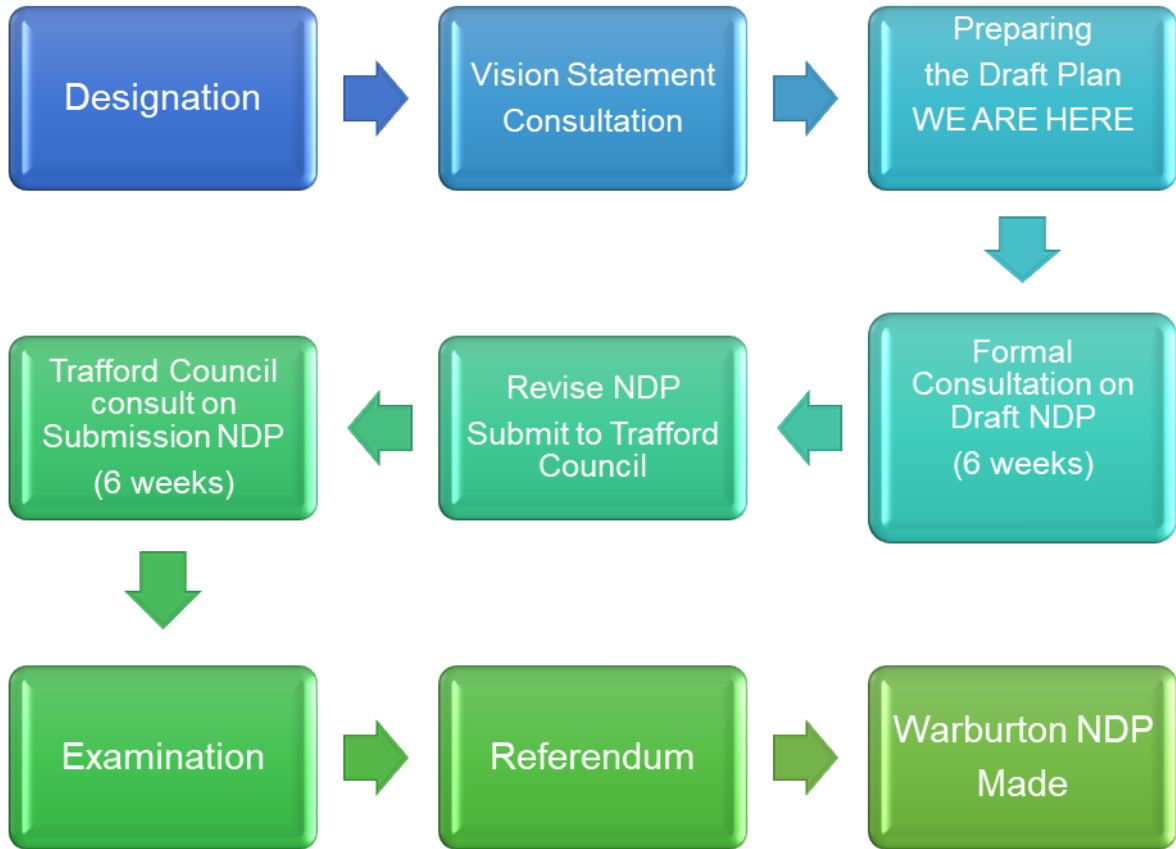
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<sup>1</sup> [A Review of Local Development Plan Policies](#)

Greater Manchester Spatial Framework or GMSF) which was submitted in February 2022. PfE has reached independent examination stage.

- 1.6 NDP Policies also have to 'have regard to' national planning policy, as set out in the [National Planning Policy Framework \(NPPF\)](#) which was updated on 20<sup>th</sup> July 2021, and other National Planning Practice Guidance, Ministerial Statements and Government advice.
- 1.7 All the Neighbourhood Development Plan planning policies have to be underpinned by a clear and robust evidence base of technical resources and be informed by the responses to public consultations. Overall, the Plan has to meet a set of 'basic conditions' set out in national guidance (including being in general conformity with strategic policies and having regard to national policies as set out above).
- 1.8 Preparing an NDP is a complex and lengthy process and is set out in Government regulations: the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended).
- 1.9 Following the informal consultation on the Draft Plan, the Plan will be revised and published for 6 weeks formal consultation before being submitted to Trafford Council. Trafford Council will check it and publish it for a further 6 weeks consultation.
- 1.10 The Plan then will be examined by an independent Examiner, who is likely to recommend further changes before the Plan is subjected to a local referendum within the Parish. If there is a majority Yes vote (50% of turnout + 1), the Plan will be made by Trafford Council and used to help determine planning applications alongside Trafford Council's planning policies.
- 1.11 This process is set out in Figure 1.
- 1.12 There are therefore several more stages following this informal consultation and the Neighbourhood Plan can only be made if, at the very end, local people support it.
- 1.13 We hope to achieve all this and have a plan in place in late 2023 / early 2024. We need your help, ideas and support to achieve this.

**Figure 1: NDP Process**

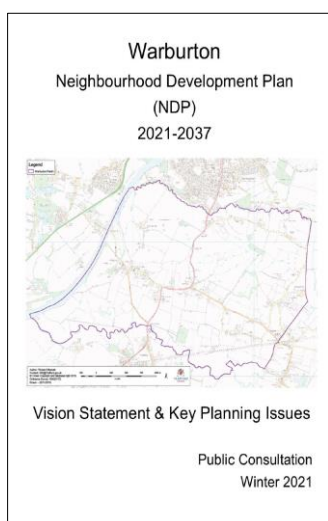


## 2.0 An NDP for Warburton

### First Steps

- 2.1 Warburton Parish Council made the decision in 2019 to prepare an NDP. Warburton Parish was designated as a neighbourhood area by Trafford Council on 4<sup>th</sup> March 2019. Map 1 shows the extent of the Parish and designated area. The NDP can only include planning policies to guide development within this boundary.
- 2.2 An NDP Launch Meeting was held on 9<sup>th</sup> May 2019 at 7.30 pm at the Warburton Parish Rooms and was promoted to local residents through a leaflet delivered to households in the parish.
- 2.3 An NDP Steering Group of parish councillors and interested local residents was set up and planning consultants Kirkwells appointed to provide professional town planning consultancy advice. The group meets approximately monthly in the Parish Rooms or online and agendas and minutes are published on the Parish Council's website. The meetings are open to the public. The group reports back to the Parish Council on progress, and at key stages (such as prior to any public consultation) NDP documents have to be approved by the Parish Council.
- 2.4 Early on the group 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 PfE strategic plan 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 <https://www.warburtonparishcouncil.org/neighbourhood-plan>.

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



- 2.5 A short Vision Statement and Key Planning Issues document was prepared by the NDP Steering Group in the Autumn of 2021 setting out the group’s proposed draft vision and objectives and the key planning themes or issues identified so far. The document included a questionnaire and was published for local informal consultation in December 2021.
- 2.6 A leaflet promoting the consultation was delivered to all households and businesses in the Parish. A public drop-in event was held in the Parish Rooms on Saturday 11<sup>th</sup> December from 2-4 pm with mince pies, mulled wine and other refreshments.



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

- 2.7 Consultees could respond to the consultation in the following ways:
- Completing and submitting an online response form from the parish council website (<https://www.warburtonparishcouncil.org/neighbourhood-plan>); or
  - Downloading the Vision document and response form from the NDP page of the Parish Council website and emailing it back to [Neighbourhoodplan@warburtonparishcouncil.org](mailto:Neighbourhoodplan@warburtonparishcouncil.org), or
  - Completing a hard copy of the response form and posting it to Warburton Parish Council; or
  - Sending a letter to Warburton Parish Council.
- 2.8 Around 20 local people attended the Christmas drop in event. Although a number did not complete the questionnaire, they made verbal comments, and these were recorded by the steering group members.
- 2.9 The responses to the consultation were considered by the group and used to inform the policies and proposals in the Draft Plan. Overall respondents were supportive of the proposed approach in the NDP, and some used the opportunity to set out other wider local concerns to the Parish Council. These (non-planning policy matters) are addressed in Appendix 1 Parish Council Actions and Local Aspirations.
- 2.10 A report on the consultation is published on the NDP page of the Parish Council website ([Qualitative assessment of Feedback from Warburton NPD consultation with residents in December 2021](#)) .

## Warburton Masterplan & Design Guide



- 2.11 In 2021 the Parish Council accessed the Locality neighbourhood planning technical support programme to appoint independent consultants AECOM to prepare a finer grained masterplan focusing on that part of the proposed strategic site JPA33 New Carrington within the neighbourhood area in the north of the Parish at Warburton Lane.
- 2.12 The aim was to provide more detailed layouts and designs which would respond to the important natural and built heritage assets in the Parish and provide a sensitive transition from the rural area in the south and east of the Parish to the built-up area where major development is proposed. The document also includes a design guide with design principles for both the part of the proposed strategic site within the neighbourhood plan area and other parts of the parish.
- 2.13 The Warburton Masterplan & Design Guide is published on the neighbourhood plan page of the parish council's website and comments are invited alongside comments on the emerging draft plan.
- 2.14 **Summarise results of informal consultation.**
- 2.15 **The Warburton NDP Masterplan & Design Guide has been used to inform Policy W9 Warburton Masterplan and the design policies in the Warburton NDP.**



## Historic Environment and Archaeological Assessment

- 2.16 An Historic Environment and Archaeological Assessment report has been prepared to underpin and inform the policies and proposals in the NDP. This report is published as a background evidence base document on the NDP pages of the Parish Council website and summarises the significant historic landscape and built heritage assets (designated and non-designated) in the Warburton neighbourhood area.

## Strategic Planning Issues

- 2.17 There are several major development and transport proposals which could have significant implications for the future of the Parish. The NDP cannot be used to object to these proposals, but the Parish Council is committed to remaining involved in these higher-level planning processes and to ensuring the NDP provides a local planning framework which adds value, information and detail to inform planning decisions.
- 2.18 In summary these proposals are:
- Emerging new Trafford Local Plan Policy TP6 – Carrington and Partington sets out that new development will have a transformational impact on the area and provide enhanced services and facilities to the existing communities, reducing isolation through new transport and social infrastructure and improved access to green spaces. Policy AF7 – New Carrington identifies an Area of Focus to reflect the anticipated development in this location.
  - Places for People Policy JP Allocation 33 New Carrington proposes 4,300 dwellings and 350,000 sqm of employment floorspace together with a new local centre. An area of the Parish to the north lies within this proposed strategic allocation and the proposal includes a new Green Belt boundary and development of approximately 400 residential units in the Warburton Lane area. The high-level masterplan (New Carrington GMSF Master Plan, September 2020) identifies several parcels of land proposed for residential development to the south of Red Brook.
  - The route of HS2 (Phase 2B) bisects the parish south to northwest and proposes a new viaduct over the Manchester Ship Canal to connect with stations along the existing railway including Wigan, Preston, Lancaster, Oxenholme, Penrith, Carlisle, Lockerbie, Motherwell, Glasgow and Edinburgh.
- 2.19 In contrast, Trafford new Local Plan Policy TP12 – Rural communities sets out in part a) that ‘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.’
- 2.20 Warburton NDP has been prepared in the context of these national and emerging strategic policies and proposals.

### 3.0 A Portrait of Warburton



Parish Rooms and 'new' St Werburgh church

- 3.1 The Parish of Warburton lies about 4 miles west of Altrincham and 15 miles southwest of Manchester within the local authority area of Trafford Council. There were around 340 residents in 2021 (Census 2021)<sup>2</sup>.
- 3.2 The Parish is bounded by Partington to the north and the Manchester Ship Canal to the west. Although the area is geographically close to the national motorway network (the M60, M56, M6 and M62 form a ring around the wider area) the local road network comprises winding rural lanes with a small toll bridge over the old Mersey watercourse and a larger, raised bridge over the Manchester ship canal. These physical constraints add to the area's relative sense of isolation. The National Trust property of Dunham Massey estate lies nearby to the southeast.
- 3.3 The parish has a low lying, rural character and includes a number of working farms. There are several areas of woodland (including ancient woodland) and some traditional orchards. The boundaries of the Parish are delineated by the water courses of Red Brook to the north and the River Bollin to the south. The Manchester Ship Canal forms the boundary to the west and part of the old course of the River Mersey lies to the north and west of the village. There are also numerous ponds, many dating from medieval times. Most of the area, apart from an area to the north near Partington, is washed over by the Green Belt.
- 3.4 There is evidence that a large area of the northwest of the parish around Warburton Park was occupied by a medieval deer park, believed to date from the 1200s. This is a significant heritage asset with potential for further archaeological interest.
- 3.5 Development is concentrated in the village of Warburton and the smaller settlement of Mossbrow. There are two churches. The old church of St Werburgh dates from Saxon times and is located close to the toll bridge. The newer church of St Werburgh is on Bent Lane, about half a mile from the medieval church and includes the Parish Room. The Saracen's Head public house is located just outside the village on Paddock Lane.

<sup>2</sup> <https://www.ons.gov.uk/visualisations/customprofiles/build/>

- 3.6 There are 22 listed buildings including the Grade I Old Church of Saint Werburgh and a Conservation Area in Warburton village. A list of Non designated Heritage Assets (NdHAs) is in the process of being adopted by Trafford Council.



Old Church of St Werburgh

- 3.7 The area has several PROWs (public rights of way) including a section of the Trans-Pennine Trail to the south of the parish, public footpaths crisscross the landscape and there is a path along the Manchester Ship Canal. The parish provides opportunities for walking and cycling for local residents as well as for visitors from nearby built-up areas.
- 3.8 The nearest rail stations are at Cadishead to the north and Altrincham to the east, both with services to Manchester, and there is a bus service to Lymm. The rural road network is frequently under pressure from the high volumes of fast-moving traffic as motorists use the area as a cut through to Lymm and the motorway network. Local traffic issues are exacerbated further during periods when motorways are closed or congested. Vehicular traffic can cause conflict with pedestrians and cyclists and has an impact on the tranquility of the area.

## 4.0 Vision and Objectives

- 4.1 The Draft Vision and Objectives were largely supported in the informal public consultation in December 2021.
- 4.2 The responses also included concerns about wildlife (especially birds), loss of hedgerows and concerns about road safety and impacts of traffic on pedestrians and cyclists.
- 4.3 The Draft Vision and Objectives have been amended slightly to address these comments.

### **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.

See NDP Policies:

- W1 Conserving and Enhancing Local Landscape Character
- W2 Warburton Deer Park
- W3 Protecting and Enhancing Wildlife
- W4 Warburton Moss
- W5 Protecting Heritage Assets and Responding to Local Character
- W6 Warburton Conservation Area
- W7 Archaeology
- W8 Non designated Heritage Assets
- W9 Warburton Masterplan

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

See NDP Policies:

- W1 Conserving and Enhancing Local Landscape Character
- W3 Protecting and Enhancing Wildlife
- W4 Warburton Moss

**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.

See NDP Policies:

- W3 Protecting and Enhancing Wildlife
- W4 Warburton Moss
- W9 Warburton Masterplan
- W11 Walking and Cycling
- W12 Local Green Space

**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.

See NDP Policies:

- W2 Warburton Deer Park
- W4 Warburton Moss
- W5 Protecting Heritage Assets and Responding to Local Character
- W6 Warburton Conservation Area
- W7 Archaeology
- W8 Non designated Heritage Assets
- W11 Walking and Cycling

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

See NDP Policy:

- W11 Walking and Cycling

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

See NDP Policies:

- W11 Walking and Cycling
- W12 Local Green Space
- W15 Community Facilities

**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.

See NDP Policies:

- W9 Warburton Masterplan
- W14 Energy Proposals

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

See NDP Policies:

- W13 Rural Diversification
- W14 Energy Proposals.

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

See NDP Policies:

- W4 Warburton Moss
- W10 Sustainable Design and Climate Change
- W13 Rural Diversification
- W14 Energy Proposals

### **Parish Council Actions and Community Aspirations**

4.4 The Parish Council is aware that there are a number of important local concerns which have been raised in public consultations and which cannot be addressed through planning policies in the NDP. These are complimentary to the Plan and actions to address them will also contribute towards the Vision and Objectives.

4.5 The actions identified for the Parish Council in partnership with other organisations are set out in Appendix 1: Parish Council Actions and Local Aspirations.



## 5.0 Planning Policies

- 5.0.1 The following sections set out the draft planning policies for Warburton Parish and these will be used to help determine planning applications for development. The evidence and rationale behind each Draft Policy are set out in the supporting text.
- 5.0.2 The policies are necessarily wide ranging in their scope and taken together, should help to deliver the future development within the Parish which is both sustainable and appropriate.



Manchester Ship Canal

### Protected Open Land / PfE Strategic Site JPA 33 New Carrington

- 5.0.3 The adopted Trafford Local Plan Core Strategy 2012 designates an area to the north of the Parish as Protected Open Land (Policy R4 - Green Belt, Countryside and Other Protected Open Land). Part R4.7 sets out that *'the Council will protect the following areas of open land (that are not included within the Green Belt) from development: (a) Land in Warburton (immediately to the south of Partington)'*.
- 5.0.4 The Places for Everyone (PfE) Joint Development Plan Document is a strategic spatial plan which sets out a planning policy framework for nine districts of Greater Manchester (excluding Stockport). On adoption it will form part of the development plan for each authority including Trafford and will replace a number of Core Strategy policies.
- 5.0.5 PfE was submitted to the Secretary of State for examination on 14<sup>th</sup> February 2022. The examination is underway. PfE policies JP-Strat 11 and JPA 33 seek to deliver around 5,000 residential units and 350,000 sqm of employment floorspace over the plan period at New Carrington. This allocation includes the land in Warburton immediately to the south of Partington, which is currently defined as Protected Open Land in Trafford Core Strategy Policy R4. In accordance with section 38(5) of the Planning and Compulsory Purchase Act 2004, once PfE is adopted by Trafford Council the policies for New Carrington will supersede those for land at Warburton Lane contained within the Core Strategy.

- 5.0.6 The Warburton Neighbourhood Plan is being prepared to be in general conformity with the adopted Development Plan for Trafford, whilst also having regard to emerging policies in PfE.
- 5.0.7 Planning Practice Guidance on Neighbourhood Planning states in paragraph 009, that Neighbourhood plans can be developed before or at the same time as the local planning authority is producing its local plan or, where applicable, a spatial development strategy is being prepared by a combined authority. Although a draft neighbourhood plan is not tested against the policies in an emerging local plan, the reasoning and evidence informing the local plan / spatial development strategy process is likely to be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.
- 5.0.8 **Therefore the Warburton Neighbourhood Plan includes policies and proposals which will be applied to development within the proposed strategic site at New Carrington, if the area within Warburton neighbourhood area is included and retained within the strategic site in the adopted strategic plan PfE.**

## 5.1 Conserving and Enhancing Warburton’s Natural Environment



Bottom of Wigsey Lane Path at Bollin Point

### Landscape Character

- 5.1.1 Warburton has a very distinctive landscape character. This is described in several landscape character area assessments and reports.
- 5.1.2 At a national level, the parish lies within [National Character Area 60: Mersey Valley](#) which is a low-lying river valley of the River Mersey characterised by arable farmland, lying close to the Manchester conurbation to the east.
- 5.1.3 At a strategic, Greater Manchester level, the [Greater Manchester Landscape Character and Sensitivity Assessment, 2018](#) identifies 10 Landscape Character Types (LCTs). Warburton lies within 'Mosslands and lowland farmland'. The study then goes to identify 46 component Landscape Character Areas (LCAs) and Warburton is identified as LCA 44: Warburton and Carrington Mosses. The LCSA describes the landscape character of the area:
- ‘This is a rural landscape and one which provides an important sense of separation between distinct settlements and urban areas. In the lowland farmland areas there is a mixture of pasture and arable cultivation, and field boundaries tend to be defined by gappy hedgerows or post and wire fencing. In the mosslands, productive peaty soils have led to there being large arable fields, defined by drainage ditches and reinforced with geometric moss woodlands.’*
- 5.1.4 Guidance and opportunities are set out to help protect the landscape character from inappropriate development.
- 5.1.5 Trafford Council’s [Landscape Strategy SPG, September 2004](#) identifies seven landscape types in Trafford, with parts of Warburton falling within Settled Sandlands and River Meadowlands.

- 5.1.6 The Settled Sandlands consists of three subdivisions, which display the general characteristics but have subtle differences and the following are identified in the NDP area:

*i) Warburton Park Farm/Mossland Fringe*

*This area has a number of marl pit ponds which are characteristic to this area and which were used to improve the fertility of the surrounding fields. There are isolated pockets of remnant coverts and woods, most of which provide a valuable range of woodland and wetland habitats, essential for wildlife diversity. Some of these woodlands are linear, as they are associated with Red Brook and Sinderland Brook. Coroners Wood, an Ancient Woodland along Red Brook, provides a visual boundary between the built up area of Partington and the rural areas around Warburton.*

*ii) Warburton*

*Fields are generally smaller with more irregular boundaries. There are several ponds throughout the area that provide ecological diversity, some perhaps coincide with the location of the former Warburton moss. The ponds were used in conjunction with the drainage ditches found in the area to assist in the control of water levels.'*

- 5.1.7 River Meadowlands describes two areas within the Borough, both of which cover areas of Warburton Parish - the western sections of the River Mersey in the north and the River Bollin in the south. These two areas demonstrate similar characteristics, albeit that the Mersey Valley is larger than the Bollin and is located within a more urban context:

*'Bollin Valley - Agricultural areas adjacent to the Bollin floodplain, are predominantly pasture, but also include arable and rough grassland. Field boundaries comprise a mixture of hedgerows and most often post and wire fences. Many hedgerows are overgrown or remnant, with isolated and scattered hedgerow trees, particularly adjacent to the river. Where post and wire fences occur these increase the visually open aspect and apparent scale of the field areas. Adjacent to the Dunham Estate the landscape assumes a more managed appearance, with pristine post and rail fences and recent Avenue planting emphasising the main pedestrian routes to and from the Park.*

*'Mersey Valley – Land use in the Mersey floodplain is more mixed than that of the Bollin. Much of the pasture is used for horse grazing, with only a small amount of land now used for arable farming. Few field boundaries remain most comprising post and wire fencing to those fields used for horses. This allows extensive views along the river corridor, with recent planting and changes to topography (often from landfill operations) being the main obstacle to distant views. Recreational uses have become more widespread to the east of the meadowlands with very little access to the west. There are a number of features such as ox-bows created by the River Mersey, which are important in terms of their geomorphologic and ecological value.'*

- 5.1.8 The Draft Landscape Character Assessment for Warburton prepared by the NDP Steering Group is based on the Trafford Landscape Character Types. The Warburton Landscape Character Assessment splits these Character Types into eight further local Landscape Areas – see Map 3.
- 5.1.9 There are recommendations for the management of the landscape for each of the landscape areas and these have been used to inform Warburton NDP Draft Policy W1 Conserving and Enhancing Local Landscape Character.

### **Community Consultation**

- 5.1.10 The responses to the Vision document showed that residents supported the approach in the NDP to conserving and enhancing local landscape character and wildlife and there were concerns about loss of habitat including hedgerows.
- 5.1.11 Development opportunities will be limited in the Green Belt in line with national and strategic planning policies, but part of the Parish to the north is included in the strategic allocation identified as JPA 33 New Carrington. Wherever possible development in the Parish should respond positively to the local landscape character and support opportunities to enhance Green Infrastructure. NDP Policy W1 sets out how development proposals in Warburton should respond to local landscape character and take opportunities to design landscaping schemes which are appropriate and sensitive to the local context.
- 5.1.12 Important views have been identified through the consultation process and their significance is considered in the Warburton Masterplan & Design Guide.

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

**All proposals should have regard to the design principles for Landscape and Views set out in Part 3 of the Warburton Masterplan & Design Guide and reproduced in Appendix 4.**

**Development proposals should recognise and respond positively to the intrinsic local landscape character of the Warburton neighbourhood area. Landscaping schemes should be sympathetic and appropriate to the relevant Landscape Character Type as identified in the Landscape Character assessment for Warburton (see Map 3).**

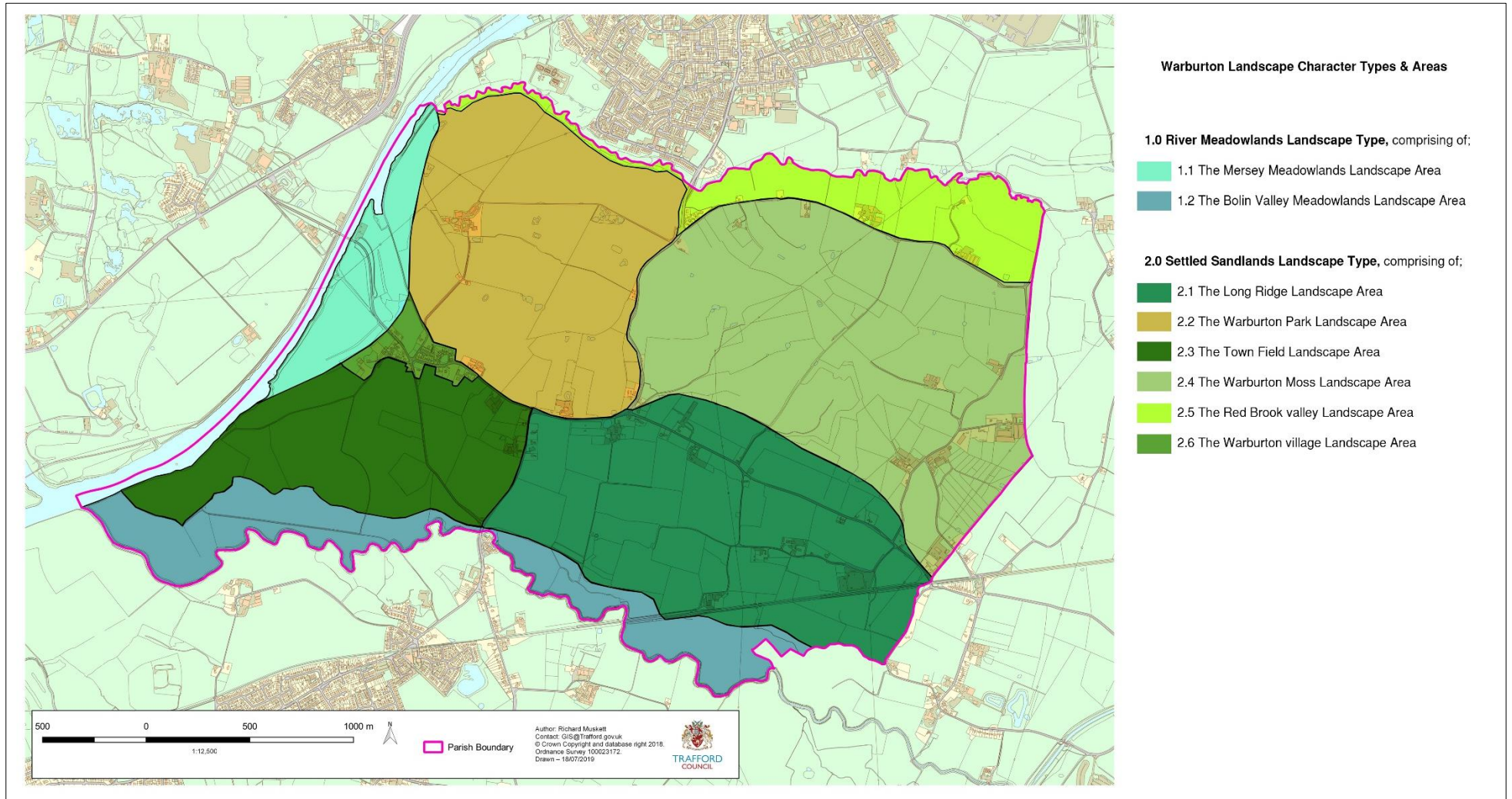
- 1. In the Mersey Meadowlands Landscape Area, schemes should encourage long term habitat and conservation management in areas of woodland, grassland, ponds and floodplain grazing marsh.**



- 2. In the Bollin Valley Landscape Area schemes should include new hedgerow planting and consider opportunities to provide linkages to footpaths associated with the river.**
- 3. In the Long Ridge Landscape Area, schemes should include new hedgerow planting and consider opportunities to provide linkages to footpaths to other areas.**
- 4. In the Warburton Park Landscape Area, schemes should include new hedgerow and tree planting especially to the perimeters of the former deer park and protect and enhance the ponds and copses around them.**
- 5. In the Townfield Landscape Area schemes should preserve existing historic hedges and incorporate new hedgerow and tree planting, particularly to the perimeter of the area.**
- 6. In the Warburton Moss Landscape Area schemes should protect water levels and support higher water levels in less productive areas to promote greater habitat diversity and wildlife value. Proposals for built development and recreational uses should respect and not conflict with the existing quiet and tranquil character of the mosses. Schemes which contribute to the management of Moss Wood to diversify habitat for wildlife will be encouraged. Overall the basic landscape structure of the mossland fields and ditches should be protected and where possible improved to support a greater diversity of native flora in the ditches (see also NDP Policy W4 Warburton Moss).**
- 7. In the Red Brook Valley Landscape Area development should protect Coroner’s Wood (an area of ancient woodland and a Site of Biological Importance) and existing hedgerows.**
- 8. In the Warburton Village Landscape Area schemes in the Conservation Area should have regard to NDP Policy W6 Warburton Conservation Area.**



Map 3: Warburton Landscape Character Types and Areas



## Warburton Deer Park



View across the former Deer Park from public footpath

- 5.1.13 The Warburton Park Landscape Area was occupied by a medieval deer park. Deer Parks became popular after the Norman conquest and were used primarily for hunting and to provide food, fuel and building materials.
- 5.1.14 The evidence to support the Deer Park is set out in the Historic Environment Assessment (HEA)<sup>3</sup> and summarised in the background document Historic Environment and Archaeological Assessment Report<sup>4</sup>. It is thought that Sir Geoffrey de Dutton 2<sup>nd</sup> created the deer park between 1248 and 1278 and disemparkment occurred in the 17<sup>th</sup> century, with the former park land retained as a single tenancy.
- 5.1.15 The border of the deer park is reflected in modern landscape boundaries and Warburton Park Farm (a moated manor site with a Grade II Listed 17<sup>th</sup> century farm building) is thought to have been the medieval manor site. The boundary can be identified with some confidence. It includes an earthwork along the south side extending for around 350m, and a northern boundary following Red Brook, where a substantial bank with a southern slope leading down towards Red Brook possibly represents the above ground remains of a park pale. The boundary is shown on Map 4.
- 5.1.16 The identified boundary is considered to be a more accurate representation than the projected boundary identified in the Historic Environment Assessment Headline

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<sup>3</sup> GMSF Land Allocations, Trafford GMA45 New Carrington Appendix 2 (Archaeological Resource) Report No 2020/4

<sup>4</sup> [Link on website – could be included in Historic Environment Assessment Report?](#)



Report GMSF Land Allocations, Trafford GMA45 New Carrington, Plate 3 Map showing possible archaeology and historic landscape features related to Warburton medieval deer park (the projected park boundary is shown as a dashed line). This is because the Salford University study of the deer park (used in the HEAH Report) did not cover the full extent of the deer park.

- 5.1.17 Under The Hedgerow Regulations 1997 very many hedges in Warburton would be considered as 'Important'. Many have archaeological or historic value and all have wildlife and landscape value. These hedges are predominantly along roadsides, but additionally define historic features within the landscape, such as the perimeter of the former Deer Park, the 'radial' hedges of the mossland and the hedge delineating half a medieval 'strip' in the Townfield area.
- 5.1.18 Onion Farm has a Tudor wall painting and a probable chapel of ease which may date back to c. 1150, as well as post-medieval graffiti. It is Listed Grade II. It was very probably the original park lodge where the steward would have lived (possibly hence the wall painting). It matches description of other deer park lodges and is located adjacent to Dunham Road / Paddock Lane, which pre-date Warburton Lane.
- 5.1.19 The [New Carrington GMSF Masterplan, 2020](#) prepared for Trafford Council by AECOM notes in the Summary of proposed New Carrington Heritage Asset Considerations (p23) that development should '*provide a landscape buffer to Warburton Deer Park to separate development from the area and reduce the density of development*'. However, the indicative masterplan includes three parcels of land for identified for residential development to the west of Warburton Lane and within the boundary of the Deer Park. The area of the proposed development within the Deer Park (part of New Carrington) may also be a possible location of Romano-British occupation, known to exist on similar local features locally, which would not necessarily show up with LIDAR, GPR etc but is nevertheless important.
- 5.1.20 The Deer Park includes various relict features such as a park pale boundary (bank and possible ditch), fishponds, a possible moated pillow mound (rabbit warren) mill site and leat system. The park boundary holds evidence for possible salters (deer traps) and an entrance. One of the most important assets is the close association with the woodland (including the part scheduled as ancient woodland) at Coroner's Wood. The association is important as many species now within the woodland were once within the park. Almost the whole of the northern boundary of the Deer Park has been the subject of substantial medieval engineering, comprising of the re-profiling or 'scarping' of the south bank of the Red Brook valley, now part of Coroner's Wood.
- 5.1.21 Due to the agricultural use of the landscape and lack of development, there is potential for Prehistoric/Romano-British remains to survive, particularly close to Red Brook and good potential for buried archaeological remains of the Medieval Deer Park to survive. The features associated with Warburton Deer Park have the potential to be of national significance. They are rare features, particularly within the northwest and their significance is increased due to their group value and association. The HEA considers that if confirmed through further, more detailed assessment and survey the best-preserved elements of the deer park are likely to

be worthy of Scheduled Monument status of surviving elements of deer parks across England. **The features of the deer park are identified as non-designated heritage assets (see Appendix 3 - check).**

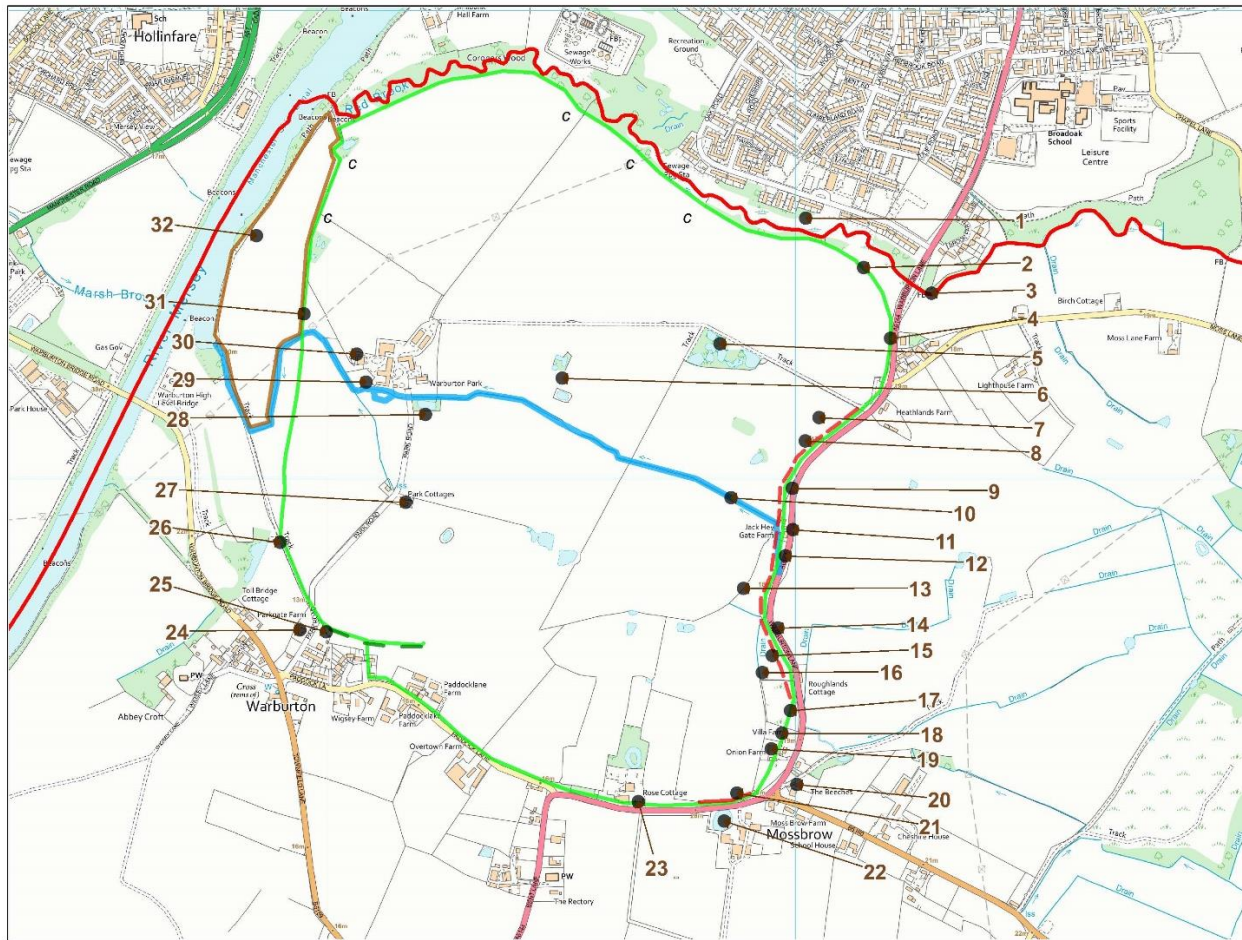
- 5.1.22 In addition to the Deer Park the HEA considers built heritage assets in the area of the Parish to the east of Warburton Lane and to the north of Moss Lane within the strategic site allocation. These include Heathlands Farmhouse and Barn, Barn to southeast of Birth Farmhouse and several undesignated heritage assets which all require consideration.
- 5.1.23 Warburton NDP Policy W2 Warburton Deer Park requires development to protect the historic landscape features associated with this important heritage asset.

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

**Development proposals must conserve the historic landscape features within and on the park boundary identified on Map 4 Heritage and Landscape features related to Warburton Medieval Deer Park. These include (but may not be limited to):**

- **The park pale boundary including perimeter bank, ditches (including their hydrology), associated hedgerows and salters (deer leaps);**
- **Woodland including the Coroner’s Wood area of ancient woodland;**
- **Entrances at Jack Hey Gate Farm and at Onion Farm;**
- **Probable site of the original Park Lodge at Onion Farm (including medieval building remains);**
- **Fishponds (both extant and filled in);**
- **The moated pillow mound (rabbit warren);**
- **The watermill site and leat system;**
- **The Warburton Park Farm moated site (including 2 remaining ponds from the former moat) and the Farm, Barn and Timber Framed building (all Listed).**

**Map 4: Heritage and Landscape features related to Warburton Medieval Deer Park**



**Key**

1. Ancient Woodland
2. Engineered ('scarped') embankment to the Red Brook valley
3. Ancient bridge
4. Perimeter hedge in good condition
5. Extant fishponds
6. Pillow mound / moated rabbit warren
7. Area of infilled fishponds (see 1757 map)
8. Culverted Park ditch
9. Perimeter hedge (in poor condition)
10. Course of Warburton Park Brook (main culverted)
11. Possible Park entrance after major retrenchment
12. Jack Hey Gate Farm 'Slang'<sup>5</sup>
13. Retrenchment line (possibly post c1600)
14. Warburton Lane (built after the Park)
15. Culverted Park ditch
16. Onion Farm 'slang'
17. Receptor pond for water from the Moss (east)
18. Vestigial ditch line
19. Onion Farm, medieval Chapel of Ease, possible site of Park Steward's House (c 1570) and original entrance to deer park from SE
20. Extant pinfold (to hold deer?)
21. Extant section of original park pale
22. Feeder pond to park ditch
23. Saracen's Head 'slang'
24. Park Gate Farm – entrance to park
25. Vestigial earthworks
26. Historic paved pathway (to ferry?)
27. 1880 cottages
28. Possible site of water powered flour mill
29. Moated site of Warburton Park Farm (Manor House Site)
30. Listed half-timbered barn
31. Approximate boundary only – see 1757 map
32. Area of landfill
- C – Possible salters

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<sup>5</sup> A 'slang' is a Derbyshire word for a specific feature. It's an area of deer park pale which is given up for another use and the pale reconstructed further back. On a map these are frequently seen as 'slices' taken out of the generally rounded form of the deer park pale. Their form implies continuing use of the deer park behind the slang.







- **High Distinctiveness Habitat.** *These are natural or semi natural habitats which are of significant or critical importance to wildlife due to high biodiversity and ecological value and should be a priority for conservation and enhancement. They comprise:*
  1. *Woodland.*

*Coroner’s Wood, Moss Wood and part of Fox Covert and Meadows are Sites of Biological Importance (SBIs). Coroner’s Wood is an ancient woodland. They are likely to support important assemblages of woodland birds such as song thrush and mistle thrush as well a several species of bat. There are records of Himalayan Balsam which poses one of the greatest threats to the condition of woodland and damp riparian woodlands along water courses such as Red Brook are very vulnerable.*
  2. *Traditional Orchards.*

*Four traditional orchards are identified within Warburton. These habitats provide excellent conditions for biodiversity to thrive and can support assemblages of rare species. They are Villa Farm Orchard and Onion Farm Orchard in Mossbrow village, Midlands Farm Orchard off Moss Lane and Barns Lane Farm Orchard.*
  3. *Grassland.*

*Only a few pockets of species rich grassland within Warburton remain and two are designated SBIs – Wigsey Lane Meadows and part of Fox Bridge Covert and Meadows. Species rich grasslands support moths, grassland butterflies and solitary bees and hoverflies. Where they are close to waterbodies, dragonflies and damsel flies are likely to be present.*
  4. *Running Water.*

*The River Mersey and its tributaries Red Brook and the River Bollin provide important corridors and a section of Red Brook is an SBI.*
- **Medium Distinctiveness Habitat.** *These provide important wildlife sites in their own right as well as acting as ecological stepping stones and corridors.*
  1. *Woodlands.*

*There are a few small scattered clocks of broadleaved woodland including several around ponds, close to the cycle way near to Barns Lane Farm and near the Toll Bridge (also with a pond). These can provide valuable habitats for invertebrates, birds and bats.*
  2. *Grasslands.*

*The majority of non built up areas in the Parish are arable or horticultural fields with the remainder largely improved grassland and some neutral and rough grassland. Semi natural grasslands can support large populations of invertebrates and mammals such as brown hare as well as farmland birds, kestrel, over wintering birds habitat for newts.*

### 3. Field Ponds.

*Field ponds contribute to the permeability of the landscape for wildlife and provide important habitats for aquatic invertebrates as well as breeding habitats for amphibians. Larger waterbodies are also valuable for breeding and overwintering birds as well as foraging bats. Any ponds should be retained where possible when land is developed.*

### 4. Floodplain Grazing Marsh.

*There are fields flanking the River Bollin to the south west of the Parish which are shown as Floodplain grazing marsh priority habitat. Many areas of coastal and floodplain grazing marsh have been agriculturally 'improved' and are of limited biological interest but there may be pockets of interest in damper areas. Drainage ditches can support a good diversity of plants and invertebrates such as dragonflies and damselflies and grazing marsh can support waders such as curlew and lapwing.*

### 5. Scattered Trees and Hedgerows

*The smaller field parcels are bounded by a good network of hedgerows and field drainage ditches. Many hedgerows within Warburton also include trees. Scattered farmland trees and hedgerows are fundamental to landscape permeability and provide important corridors for foraging bats, small mammals, amphibians and invertebrates as well as birds.*

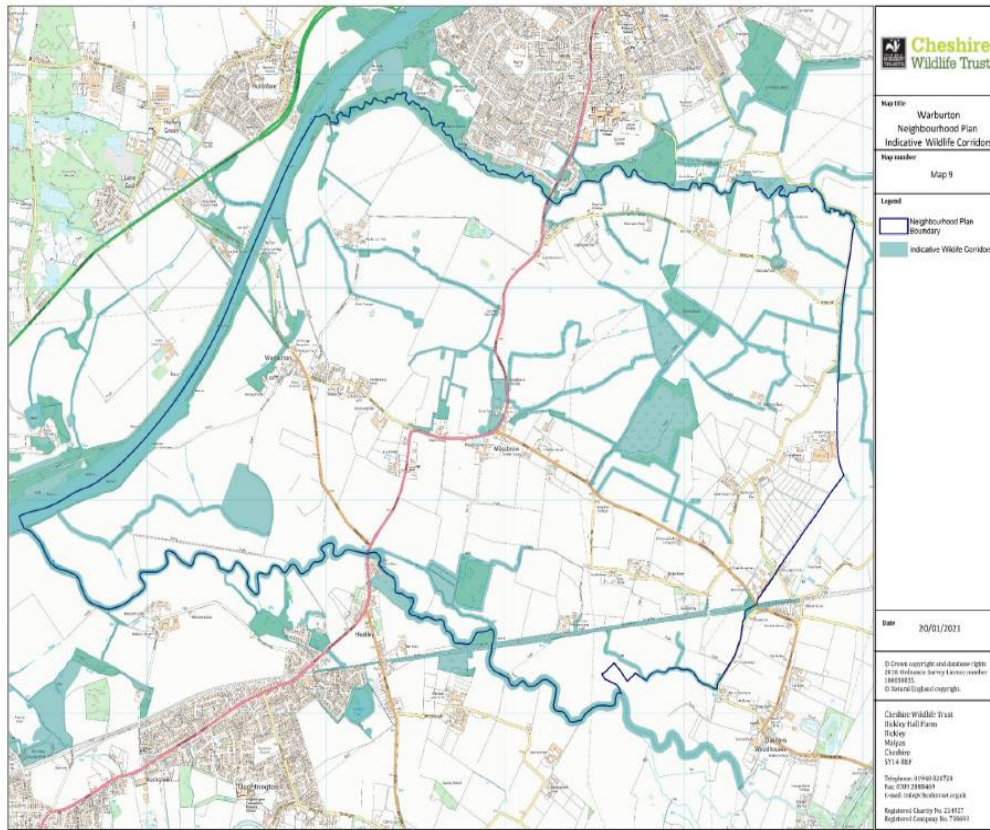
5.1.26 The Report sets out that wildlife corridors are a key component of wider ecological networks as they provide connectivity between core areas of high wildlife value and habitats of high distinctiveness, enabling species to move between them, feed, disperse, migrate or reproduce. The study identifies a number of wildlife corridors (including 'primary habitat' or 'core areas' for biodiversity) and these are shown on Map 9 in the report - reproduced as NDP Map 6.

5.1.27 The report also advises that,

*'Woodland expansion is desirable to buffer Warburton's existing woodlands particularly as there are opportunities through the Northern Forest Initiative. New plantations that are isolated from existing woodland are of limited value due to slow colonisation by woodland species, whereas planting woodland corridors between existing woodlands creates valuable habitat links for the dispersal of species. The creation, expansion or enhancement of wooded 'stepping stone' land parcels between existing woodland would also provide habitat within the landscape for more mobile species to colonise. **It is vitally important that tree planting should only occur on species-poor habitats away from existing (non-woodland) priority habitats, and the edges of watercourses including ditches and ponds.'***

## Map 6: Wildlife Corridors in Warburton Parish

Map 9: Indicative Wildlife Corridors for Biodiversity & Nature Conservation



5.1.28 Warburton NDP Draft Policy W3 Protecting and Enhancing Wildlife has been prepared taking into account the findings and recommendations in the CWT report.

### Draft Policy W3 Protecting and Enhancing Wildlife

Development proposals should avoid areas of high distinctiveness habitats, wildlife corridors or core areas for wildlife (see NDP Maps 5 and 6).

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, for example by:

1. Retaining and enhancing important semi-natural habitats and key features for biodiversity and improving the permeability and function of the site for wildlife by creating new resources within and new connections to the wider landscape.

- 2. Embedding in designs out of bounds areas and dark corridors along watercourses, woodland edges and hedgerows.**
- 3. Incorporating directional, low spillage (bat sensitive) lighting on the outside of buildings or in car-parks and along pathways and watercourses.**
- 4. Installing hedgehog-friendly fencing as standard, purposely designed to allow the passage of hedgehogs from one area to another.**
- 5. Creating south facing banks or bunds for reptiles, butterflies and other invertebrates and the incorporation of bee bricks and bat/bird boxes into the design of buildings, ideally made of highly durable material such as woodcrete.**
- 6. Directing surface drainage water from developed areas away from sensitive locations, in particular habitats that are dependent on the hydrology of a site such as coastal and floodplain grazing marshes, due to the risk of pollution.**
- 7. Incorporating Sustainable Drainage Schemes (SuDS) which are useful in providing additional wildlife habitat and preventing flooding. As they may still hold polluted water these should not drain directly into existing wildlife habitat unless the filtration system is extensive.**

**Wherever possible, opportunities should be taken also to protect and enhance other areas of wildlife value. These include areas of high or medium habitat distinctiveness outside the wildlife corridors which provide important wildlife habitats and act as ecological stepping stones. They comprise semi natural grassland, ponds and semi natural woodlands as well as hedgerows and drainage ditches which provide connectivity between high distinctiveness areas.**

**Tree planting should only take place on species-poor habitats away from existing (non-woodland) priority habitats, semi-natural habitats, habitats of value to wildlife and the edges of watercourses including ditches and ponds.**

## Warburton Moss

- 5.1.29 Warburton Moss is an area of lowland mossland, known also as lowland raised bog. The [Lowland Mosslands Habitat Action Plan, Greater Manchester Biodiversity Project 2008](#) describes how British mossland habitat began to form about 10,000 years ago when peat was laid down on marine, estuarine or fluvial deposits adjacent to estuaries, on river floodplains or on the sites of shallow glacial lakes. These wet, waterlogged areas were originally colonised by reeds and rushes. Due to the waterlogged anaerobic conditions, dead plant material could not be fully broken down and began to build up on the bottom of water bodies, leading to the formation of fen peat. Bog mosses (Sphagnum mosses) began to colonise. At this point, the sphagnum content of the underlying peat increased, and the peat changed from fen to bog peat. As the peat accumulated, the surface of the bog was elevated above the surrounding land, forming a dome, hence the term - raised bog. Being elevated above the surrounding groundwater, raised bogs are fed purely from rainfall and this helps to maintain nutrient poor conditions within the bog system.
- 5.1.30 Mosslands have significant wildlife value supporting highly specialised plants, invertebrates and birds and due to the preservative quality of peat, mosslands also have an immense value as an archaeological and palaeoecological archive. Mosslands also have a beneficial effect on water quality if managed appropriately and reduce flood risk as they soak up water during heavy periods of rainfall and gradually release it over a period of time. This is a very relevant issue for Warburton as the area is low lying, flat and prone to flooding<sup>7</sup>. Unfortunately, there are no intact raised mosslands left within Greater Manchester, with the majority of them drained and fertilised to create farmland and some worked for peat.
- 5.1.31 The likely extent of Warburton Moss within the Parish is shown on Map 7 as Warburton Moss Landscape Area. These two areas of deep peat are identified in The Wetlands of Greater Manchester, 1995<sup>8</sup> and have been copied onto an up-to-date map base.

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<sup>7</sup> See Government Flood Map for Planning <https://flood-map-for-planning.service.gov.uk/>

<sup>8</sup> Figure 9 Warburton Moss: land-use, fieldwork, and peat and skirtland, The Wetlands of Greater Manchester, D Hall, 1995

**Map 7: Warburton Moss – Kirkwells to amend**

Insert new map

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5.1.32 From prehistoric times mosses were an important resource for hunting and later for seasonal grazing and peat extraction. There is evidence of pre-historic activity in Warburton Moss: the [Greater Manchester Urban Historic Landscape Characterisation Trafford District Report, July 2008](#) notes that ‘*Pollen records obtained from Warburton Moss ... demonstrate the clearance of woodland in the Bronze Age and the introduction of cereals.*’ The report notes the significance of former mosslands in Trafford and sets out key management issues relating to former areas of Mossland – reproduced in Figure 2.

**Figure 2: Key Management Issues relating to former areas of Mossland**

|                                       |   |
|---------------------------------------|---|
| Below-ground archaeological potential | <p>Potential for surviving archaeological remains, likely to be well-preserved where present due to waterlogged conditions. Remains may include:</p> <ul style="list-style-type: none"> <li>• Prehistoric artefacts, settlement evidence and human remains</li> <li>• Peat deposits, which can preserve palaeoenvironmental evidence relating to past climates, flora and fauna</li> </ul>  |
| Above-ground archaeological potential | <p>Some potential for remains associated with the post-medieval exploitation of mosses.</p> <ul style="list-style-type: none"> <li>• Moss-side settlements may include examples of vernacular buildings</li> <li>• Boundary features relating to piecemeal enclosure at the edges of mosses, particularly drainage ditches, may survive</li> </ul>  |
| Historic landscape interest           | <ul style="list-style-type: none"> <li>• Surviving areas of unexploited mossland can provide a glimpse of how the prehistoric landscape may have looked</li> </ul>  |
|                                       | <ul style="list-style-type: none"> <li>• Areas of former mossland may retain distinctive 18<sup>th</sup> or 19<sup>th</sup> century enclosure patterns</li> </ul>   |
| Threats                               | <ul style="list-style-type: none"> <li>• Contamination of archaeological and palaeoenvironmental deposits by industry and utilities, including waste disposal</li> <li>• Peat extraction</li> <li>• Agriculture and drainage</li> <li>• Large-scale development, particularly of industrial or commercial parks</li> </ul>  |
| Opportunities                         | <p>Even where some exploitation has taken place, areas of former mossland can still contain important palaeoenvironmental and archaeological evidence.</p> <ul style="list-style-type: none"> <li>• Areas where the geology suggests a high potential for evidence of human activity, such as former sand and gravel islands where prehistoric camps or shelters may have been erected, can be targeted for archaeological evaluation</li> <li>• Environmental assessments of specific sites can identify survival of palaeoenvironmental deposits, informing research and allowing the mitigation of development impact</li> </ul>   |
| Management recommendations            | <ul style="list-style-type: none"> <li>• Where good legibility of historic character exists, there should be enhancement through positive management, including restoration where appropriate and protection through the planning process</li> <li>• Where planning permission is granted for a site located in an area of former mossland, conditions should be attached to ensure that provision is made for the investigation of the site's archaeological potential and for the preservation in situ or recording of any archaeological deposits that are encountered</li> <li>• Awareness of issues relating to the importance of historic mossland should be promoted and should feed into Local Development Frameworks, Parish Plans and Spatial Strategies</li> </ul> |

- 5.1.33 Historic England recognises the value of peatlands in the advice note [Peatlands and the Historic Environment An Introduction to their Cultural and Heritage Value, 2022](#). (The term ‘peatland’ is used here to refer to both/either upland and/or lowland deposits.) This sets out that: *‘Peatlands preserve unique archaeological and palaeoecological records, are living historic landscapes, and are part of our biocultural heritage. Peat deposits are important archives of past human activities and environments, often forming over thousands of years. The waterlogged conditions that characterise peatlands result in the exceptional preservation of natural and cultural organic remains, unrivalled at typical ‘dryland’ archaeological sites.’*
- 5.1.34 Organic remains can be preserved in peatlands for thousands of years due to the waterlogged, anoxic conditions that characterise these deposits. Direct evidence of human occupation and activity (archaeological remains) can be found:
- at/on the peat surface,
  - within the peat, and
  - below the peat.
- 5.1.35 The report includes the following key points, *‘Peatlands preserve unique, evocative and fragile archaeological sites and artefacts that are generally not found on drylands, and provide an amazing record of environmental and landscape change. They make it possible to place people’s activities within their environmental setting. Their extensive cultural and heritage connections provide exceptional opportunities for public enjoyment and engagement.’* In addition, the report notes, *‘Because of the way they are formed peatlands are important for capturing and storing carbon. Therefore, looking after them is important for tackling the climate crisis.’*
- 5.1.36 The Greater Manchester Combined Authority report on Carbon offsetting published in 2020<sup>9</sup> sets out the contribution peatland restoration could make towards tackling climate change:
- ‘Greater Manchester contains significant areas of peat bogs and wetlands which in good condition act as carbon sinks, storing and locking away carbon, but which if drained become net sources of carbon. Peatland restoration stops CO<sub>2</sub> losses immediately, creates conditions for laying down fresh peat and can also contribute to improved water quality, habitat creation and flood mitigation and has potential to be considered as eligible for the purposes of carbon offsetting.’*
- [The Greater Manchester 5-year Environment Plan 2019 - 2024](#) sets out an objective to restore 50-75% of our Peatlands in order to mitigate and adapt to climate change.’
- 5.1.37 Natural England do not support the principle of developing on peat. NE has advised that *‘The GM Peat Pilot showed the carbon storage within lowland peat within GM to be between 1,500 – 2,000 tonnes per hectare CO<sub>2</sub>-e for 50cm depth of peat. Based on nationally accepted GHG emission estimates, when comparing the estimated CO<sub>2</sub>-e loss from development on degraded lowland peatland against*

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<sup>9</sup> See [Supporting and Background Evidence Documents](#)

Carbon and Policy Implementation Study – Part 2 - Carbon Offsetting Report to Greater Manchester Combined Authority, April 2020

*the 7-year offset potential of restoring to near-natural bog, a development would need to restore 19 times the area of the development footprint for each metre of peat depth affected, in order to achieve the stated aim of Net Zero by 2028.'*

- 5.1.38 Where appropriate, biodiversity offsetting is an option available to developers to fulfil their obligations under the planning system's mitigation hierarchy (avoidance, mitigation, compensation, net gain). Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. On-site habitat retention / enhancement / creation should be provided (see NDP Policy W3 Protecting and Enhancing Wildlife), but where this is not possible off-site measures may also be provided to achieve a net gain in biodiversity. Proposals to restore areas of mossland and moss woodland in Warburton could form part of on or off-site BNG measures.
- 5.1.39 Historic England's Peatlands guidance advises that '*restoration works themselves can result in changes to, and loss of, historic environment features, archaeological remains and peat deposits if not carefully planned. Methods used in restoration schemes include: re-profiling, grip blocking (using dams of peat, wood, plastic sheeting, or heather/coir plant bales to block up old drainage ditches) and vegetation planting/seeding (e.g. of Sphagnum moss). The method(s) used need to be tailored depending on the character of each site, and will need to consider: loss of, or disturbance to, the sediments, as well as peat compression.*'
- 5.1.40 NDP Policy W4 Warburton Moss has been prepared to support initiatives which contribute to the carefully planned restoration of mossland as part of biodiversity net gain and carbon capture initiatives. This is particularly important in Warburton as tree planting may be seen as an attractive and relatively easy way of offsetting carbon in new development, but planting trees may not be the most appropriate or desirable option in some areas (see also Policy W1 Conserving and Enhancing Local Landscape Character). Policy W4 recognises that restoration of mosslands provides a far more effective method of carbon capture whilst supporting locally appropriate opportunities for biodiversity net gain and flood mitigation.
- 5.1.41 However, the opportunities to support enhancements to the natural environment will need to be planned carefully to ensure that projects do not result in losses to any historic features and archaeological remains on the peat surface, in the peat or below the peat. In addition, whilst peat loss is unwanted and needs to be reversed and/or reduced, the destructive processes involved can lead to important archaeological discoveries and provide opportunities for engagement.

### **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 Map 7 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 works or other development, and projects must be planned carefully**

**to ensure any archaeological and historic environment features are properly recorded and preserved as they are revealed.**

**Opportunities should be taken to promote any important archaeological discoveries through local community engagement, education and publicity, for example through interpretation boards and by describing any local finds in the proposed heritage trail (see Warburton NDP section 5.5 Action Travel, Recreation and Leisure).**

#### **Planning Policy Context: Natural Environment**

Relevant Trafford Core Strategy policies include:

- Policy SL5 – Carrington
- Policy R2 - Natural Environment
- Policy R3 - Green Infrastructure
- Policy R4 - Green Belt, Countryside and Other Protected Open Land

Relevant Trafford UDP Policies include:

- Proposal ENV9 – Sites of Importance for Nature Conservation
- Proposal ENV10 – Wildlife Corridors
- Proposal ENV13 – River Valley Floodplains

## 5.2 Protecting and Enhancing Built Heritage and Archaeology



The Old School

### Historic Character

- 5.2.1 The built heritage assets and other buildings in Warburton Parish are highly valued by residents and visitors and make a positive contribution to its distinctive local character. The historic environment is a valuable, finite and irreplaceable resource, which is central to the character and identity of the area. It has a crucial role in supporting sustainable development through enhancing the quality of life of those currently living in and visiting the area and should do so for generations to come as well as delivering wider economic benefits through tourism.
- 5.2.2 Archaeological sites, findspots, historic buildings and landscape features are recorded on the Greater Manchester Historic Environments Record (HER) held at the Greater Manchester Archaeological Unit, archaeological advisors to Trafford Borough Council<sup>10</sup>. Developers should consult the HER at an early stage when preparing a planning application that may affect any areas of historical or archaeological interest in the Parish. In addition to numerous archaeological finds, designated heritage assets in Warburton include the Conservation Area and 22 Listed Buildings including the Grade I Old Church of Saint Werburgh. There are also numerous Non designated Heritage Assets.
- 5.2.3 [Greater Manchester Urban Historic Landscape Characterisation Trafford District Report, July 2008](#) includes a number of references to historic buildings in Warburton. Warburton is recognised as one of only four true medieval villages in the Trafford area (p14). An archaeological building survey undertaken in Warburton

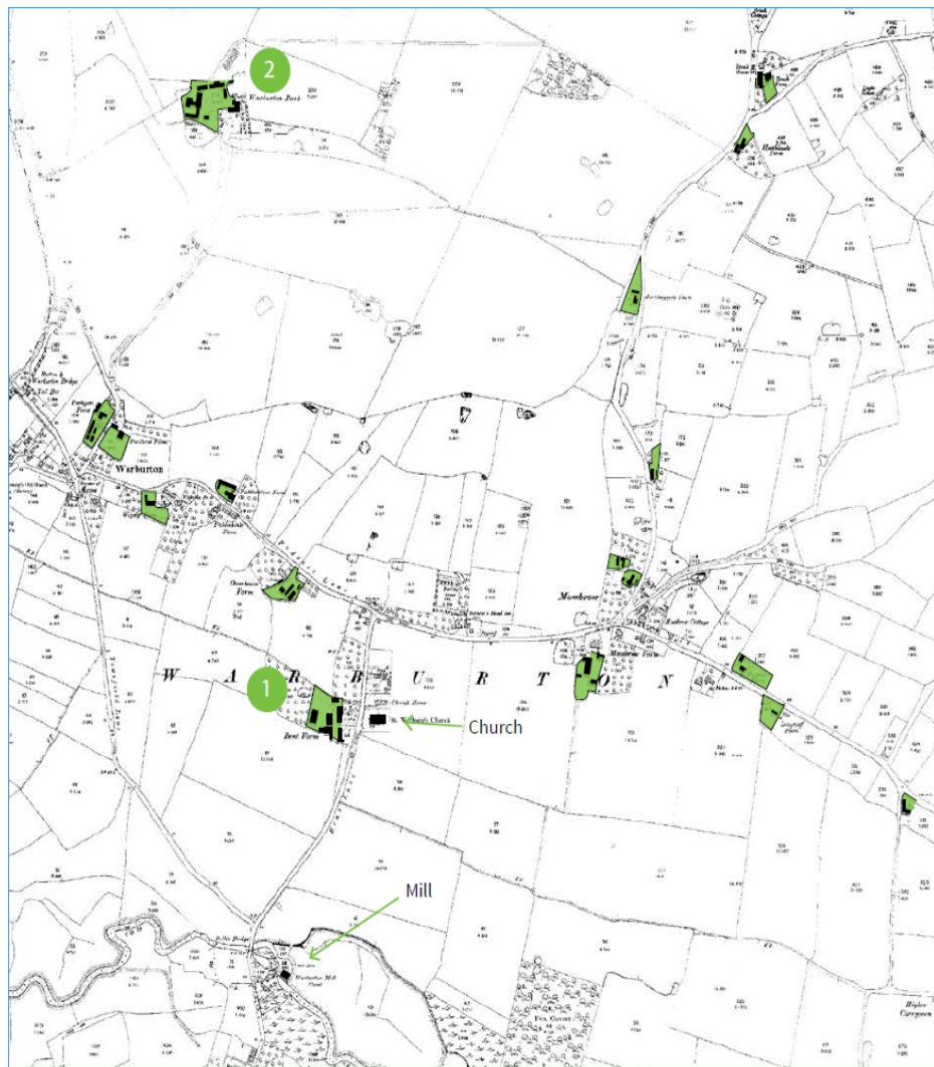
<sup>10</sup> See <http://www.gmau.manchester.ac.uk/her/index.htm>




recorded a number of early post-medieval cruck framed vernacular dwellings. Bent Farm was dated 1600.

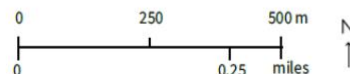
- 5.2.4 Historic England’s [Farmstead and Landscape Statement for the Mersey Valley \(NCA 60\)](#) describes Warburton as ‘an area of largely dispersed settlement with dispersed farmstead layouts and 17th-century and earlier timber-framed barns and houses, set within fields which, although enlarged and realigned in the 19th century, have retained clear traces of much earlier patterns which include routeways for moving stock to grazing grounds. Examples include Bent Farm with a 16th-century cruck barn and house and Warburton Park Farm, relating to larger fields, with a 17th-century or earlier timber-framed cow house.’ Historic Farmsteads are identified on a map which is re-produced as **Figure 3**: Bent Farm is identified as (1) and Warburton Park Farm as (2).

**Figure 3: Warburton Farmsteads**



Maps are based on 2nd edition 25' Ordnance Survey maps, which show farmsteads after the last major phase in the building of traditional farmsteads in England. © Crown Copyright [and database rights] 2020. OS 100024900

 Farmstead, showing the buildings in black and the boundaries of the main yards (highlighted in green), working areas and gardens.





- 5.2.5 [Warburton Village Design Statement](#) was published in 2003 and has been approved by Trafford Council as a one of a number of non-statutory planning guidance documents to guide development and provide clear advice to stakeholders wanting to develop in specific areas of the borough. Such documents are used by the Council as a material consideration when determining applications for planning permission and other matters related to these specific areas.
- 5.2.6 The Village Design Statement describes the local vernacular architecture including cruck framed structures dating from the 15<sup>th</sup> – 17<sup>th</sup> centuries, traditional brick buildings and estate houses dating from the late 19<sup>th</sup> century and more recent, 20<sup>th</sup> century development. Important local landmarks are noted such as the Old Church and associated historical features, the new church on Bent Lane, the base of a stone cross and stone wall, village stocks, Bent Farm and the Saracen's Head public house. The new church, church house, parish rooms, caretaker's house, school and post office were designed by Victorian architect John Douglas who was influenced by the Arts and Crafts movement. Many of the farm buildings on the Egerton-Warburton estate also reflect this influence in materials and detailing, with brick and tile mullioned windows, terracotta detailing such as finials and dogtooth work and projecting shaped purlins to the roof. The Design Statement includes a series of design guidelines to help ensure development is appropriate to Warburton village.
- 5.2.7 The Warburton Masterplan & Design Guide sets out design principles for Heritage Assets (Section 3.2). The document also describes the typical features of a sample of historic and more contemporary developments from across the parish. Features that positively contribute to local character are highlighted and future development should respond to these. Features that should be avoided within future development are also identified.
- 5.2.8 The section on Design Guidance (5.3) promotes using historic farmstead character to guide design (Part 5.3.1). Principles are also set out to inform building heights and roof forms (5.3.2) and materials and detailing (5.3.4).
- 5.2.9 Development in the rural area of the parish typically takes the form of scattered farmsteads comprising a main farmhouse with subsidiary buildings such as barns, workers' cottages, stables and dairies.
- 5.2.10 Wherever possible development should incorporate these types of layout, scale, form and detailing in order to ensure changes are sympathetic to the existing character. Overall designs should take their cues from and be inspired by the extraordinary heritage of the neighbourhood plan area. Warburton NDP Policy W5 Protecting Heritage Assets and Responding to Local Character requires development proposals to protect heritage assets in the neighbourhood plan area and to ensure designs respond positively to the local context and character of a traditional farming parish.

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

### **Wording To be finalised**

#### **1. Protecting Heritage Assets**

**In accordance with the design principles for protecting heritage assets as set out in the Warburton Masterplan & Design Guide Part 3.2 Heritage Assets (and reproduced in Appendix 4):**

- A. Development proposals should avoid the loss of any heritage assets wherever possible, taking into account the relative significance of the element affected and its contribution to the heritage asset's significance; and**
- B. Designs for new development should respond sensitively to the setting of any nearby heritage assets and use soft landscaping, vegetation screening, building orientations and heights to minimise any adverse visual impacts.**

**Comment – may need to distinguish between designated and non-designated heritage assets? Also, could include something to the effect that cumulative impacts, i.e. impacts on several or many heritage assets are particularly to be avoided. I have a feeling that the Redrow proposals are likely to impact on very many designated and non-designated heritage assets. While I realise that this cannot be altogether avoided, it should impact on the design.**

#### **2. Responding to Local Character**

**Development proposals will be expected to protect and enhance the overarching agricultural and rural character of Warburton Parish in accordance with Part 3 Design Guidance in the Warburton Masterplan & Design Guide (reproduced in Appendix 4). Schemes should demonstrate how they have incorporated the following design principles set out in the Warburton Masterplan & Design Guide document:**

- A. Using Historic Farmstead Character to Guide Design (Part 5.3.1);**
- B. Building Heights and Roof Forms (Part 5.3.2); and**
- C. Materials and Detailing (Part 5.3.4).**

## Warburton Conservation Area

5.2.11 Warburton is one of the most intact medieval villages in the region and is an extremely rare example. The Warburton Village Conservation Area was designated on 29<sup>th</sup> July 1975 by Trafford Council. The [Warburton Conservation Area – Supplementary Planning Document SPD5.20](#) comprises a Conservation Area Appraisal (CAA) and [SPD5.20a](#) comprises the Conservation Area Management Plan (CAMP). Both documents were adopted by Trafford Council’s Executive on 31<sup>st</sup> October 2016. Map 8 shows the extent of the Conservation Area.

**Map 8: Warburton Village Conservation Area Map**



5.2.12 The Architectural Value is described in the CAA in section 3.2:

*'3.2.1 The architecture within the Conservation Area typically follows a distinctive local vernacular which combines the detailing of the Arts & Crafts style with a local characteristic for two-storey buildings, the upper storey of which is set high up*

*under the pitched roof with large gable dormers. This style is especially prevalent on Church Green, where recent new buildings have echoed the same style.*

*3.2.2 In the east boundary extension area, the 1990s conversion works to the former farm buildings have been carried out to a very high standard. The resulting new dwellings continue to respect the architectural hierarchy of each farm site, thereby ensuring that the original farmhouses are not eclipsed.'*

- 5.2.13 The CAA also notes that 'The Warburton Village Conservation Area is particularly notable as a place which retains much of its historic rural character, having largely resisted the suburban and industrial expansion of the city of Manchester from the 19th century onwards' (paragraph 4.3.11).



Cross Base and Stocks

- 5.2.14 The CAMP includes a number of Conservation Area Management Policies related to design. Warburton NDP Policy W6 Warburton Conservation Area requires development proposals to have regard to these design principles.

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

#### **Wording To be finalised**

**New development, conversions, extensions and alterations in the Warburton Conservation Area must conserve and enhance the Conservation Area's special historical and architectural character.**

**All proposals should be sensitive to the local context in terms of design, materials, boundary treatment, streetscape and the public realm of the Conservation Area, and respond positively to the design guidance set out in the adopted Warburton Conservation Area Appraisal Supplementary Planning Document SPD5.20 and Warburton Conservation Area Management Plan Supplementary Planning Document SPD5.20a.**

**Proposals for the demolition or significant alteration of buildings identified as positive contributors to the Conservation Area (see Map 2: Townscape analysis in the CAAMP which is reproduced in Appendix 5 of the Warburton NDP) will be assessed in terms of the significance the positive contributors make to the Conservation Area. Consideration will be given as to whether their proposed alteration or demolition would result in substantial harm or less than substantial harm, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.**

## Archaeology

- 5.2.15 There is evidence that the Warburton neighbourhood area has been occupied for a considerable period of time. Trafford Historic Landscape Characterisation (2008) advises that *‘Mesolithic flint scatters were noted in the parish of Warburton on sand and gravel ridges to the east of the village, and between the Rivers Mersey and Bollin south west of Warburton.’* Furthermore, cereal pollen from Warburton Moss indicates short-lived clearance episodes and some cereal cultivation from the third to the second millennium BC (p11).
- 5.2.16 The report goes on to say that *‘a number of potential ditch-enclosed farmstead sites of the Iron Age and Romano-British periods have been identified in the Trafford district. Cropmarks indicating such sites were identified along a ridge running from Warburton to Bowdon Hill and to the west of the village at Dunham. It is likely that the area was extensively settled with a network of farms and proto-villages by the time of the Roman impact, particularly in the middle Mersey and Lower Bollin districts (Nevell 1997).’*
- 5.2.17 In terms of the early medieval period, the curvilinear plans of graveyard at Warburton suggests Dark Age origins. Place names ending in ‘-ton’ (such as Warburton) are generally ascribed to the late Saxon period. In medieval times the manor formed the local centre of political and economic organisation. Warburton became separated from the parish of Lymm at the end of the 13<sup>th</sup> century. The church in Warburton was mentioned in deeds of the period 1187-90 as a chapel of ease for the parish of Lymm and Warburton became briefly significant in the late 12<sup>th</sup> century as the site of a Premonstratensian priory (named after the French order of monks from Premonstre). The priory was dissolved in 1270/1 (p13). Notable artificial medieval landscape divisions include the 10m-wide ditch dividing Warburton and Dunham.
- 5.2.18 There have been numerous archaeological finds in Warburton over many years and the neighbourhood area has significant potential for further archaeological discoveries. Archaeological finds include the following<sup>11</sup>:

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<sup>11</sup> See Warburton: Glimpses of Rural Life: The Archaeology And History of a Cheshire Village, Michael Nevell with Marjorie Carney, Jenny Cracknell, Jim Haworth, Chris Hill & Denise Jubb, University of Salford, 2015

- Late Neolithic and early Bronze Age flints (from c. 3000 to c. 1500 BC Neolithic saddle quern (from c. 4000 to 2500 BC) suggesting settlement nearby;
- Iron Age metalwork;
- Two rotary quern stones of Iron Age or Roman date (c. 700 BC to c. 400 AD);
- Roman coin hoard and a large collection of Roman metal finds including brooches and horse gear;
- Saxon and later medieval metalwork, the latter including a large number of spindle whorls and horse gear.

5.2.19 Warburton is a lowland landscape that has produced extensive evidence for later prehistoric, Roman, medieval, and post-medieval activity and occupation. The medieval and post-medieval activity is represented by above ground remains that include the Grade I listed timber-framed church, medieval cross-base timber-framed farms and barns, brick-built barns and farms of the 18<sup>th</sup> and 19<sup>th</sup> century and landscape features such as stone walling, evidence for the enclosure of the deer park, open fields, and mossland, and historic roadways. Surviving historic hedgerows can be found in the landscape between Carr Green and The Bent Farm, south to the village in the area of the former open fields, and along the trackway to the late medieval ferry north of the village. Of particularly historic sensitivity is the site of the former deer park, the late medieval farm centres at Birch Farm, Higher Carr Green Farm, Midland Farm, Onion Farm, Park Farm, and The Bent, and the village core around The Green. All these sites contain standing timber-framed buildings. In addition, Warburton contains a significant number of buildings designed by the later 19<sup>th</sup> century architect John Douglas, some of which are of national significance and protected as listed buildings.

5.2.20 Below ground archaeology for the earlier periods has been located around the village and south of Moss Brow Farm, and along the sand and gravel ridge between Higher Carr Green and The Bent farm. These areas are particularly sensitive for understanding the earlier development of the Warburton landscape, such as the origin of the village, the precise location of late Iron Age and Roman settlement around Moss Brow, the medieval routes into Warburton and the historic fording point at the old church via Higher Carr Green and Bent Farm.

5.2.21 Archaeological sites should be subjected to a detailed, phased evaluation designed to identify this type of archaeology. field walking, geophysical survey and trial trenching. If significant remains are revealed that will be destroyed or damaged by development ground works then a further, more detailed scheme of archaeological excavation and recording will follow-on. The site investigation records and artefacts recovered will need to be analysed and a technical report prepared on the results. This will inform a scheme to disseminate the findings, such as information panels and publication, depending on the significance of the results.

5.2.22 Draft Policy W7 Archaeology has been prepared to help ensure that development proposals protect, conserve and enhance assets of archaeological significance, recognising the valuable contribution they make to the unique quality, sense of place, and environment of Warburton Parish.



## 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.

Lack of current evidence of sub-surface archaeology must not be taken as proof of absence.

### Non designated Heritage Assets

- 5.2.23 Outside of the Conservation Area and in addition to buildings and structures on the statutory List held by Historic England, there are other buildings and sites in the neighbourhood area that contribute to local character and sense of place because of their intrinsic heritage value. Such heritage assets may be offered a proportionate level of consideration by the local planning authority if they have been identified and publicised as being included on a formally adopted 'local heritage list of non-designated assets'<sup>12</sup>. Non-designated heritage assets are '*buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated*'.
- 5.2.24 Trafford Council in consultation with the Parish Council is in the process of identifying and assessing a local list of Non designated Heritage Assets, taking into account the recent guidance published by Historic England. **These are identified in Appendix 3 (please provide) and the full report 'Warburton Heritage Assets' is provided on the evidence page of the NDP website (insert name, date and link).**
- 5.2.25 The fact that a building or site is identified on the list means that the effect of a proposal on the significance of the asset should be taken into account when determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Consequently, appropriately identified NDHAs then become more defensible material considerations in decision-making, as well as helping to recognise and celebrate protect/preserve local heritage.
- 5.2.26 Policy W8 relates to proposals which impact on non-designated heritage assets in the Warburton NDP area.

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<sup>12</sup> See Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition) 27 January 2021  
<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

## **Draft Policy W8 Non designated Heritage Assets**

**A list of buildings and structures identified as non-designated heritage assets is set out at [Appendix 3](#).**

**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.**

### **Planning Policy Context – Built Heritage and Design**

Relevant Trafford Local Plan: Core Strategy Policies include:

- Policy L7 – Design

## 5.3 Warburton Masterplan

5.3.1 The Draft Warburton Masterplan & Design Guide is published for informal consultation alongside the emerging Draft Warburton NDP in June 2023.

5.3.2 There are three masterplan options for that part of the proposed strategic site JP-Allocation 33 which lies within Warburton neighbourhood area. All share some common urban design principles, including the following:

- Wide landscape buffer along southern boundary with a minimum depth of 30m;
- Site access from Warburton Lane;
- A well-connected Green Infrastructure network throughout the site;
- Non-vehicular access to the Red Brook valley and its footpath will require extremely careful design to avoid damage to ancient woodland and extant medieval landscape features;
- Residential communities to reflect local character;
- A series of open space and amenity areas are distributed throughout the development;
- Well-screened landscape buffer zones to protect Listed Buildings settings; and
- A well-connected footpaths/cycle routes network to be provided throughout the site to reduce the use of private cars.

5.3.3 These Options are:

### Masterplan Option 1



Option 1 Masterplan considers maximising the potential developable areas and applying higher density to some areas close to Warburton Lane. This option may require careful consideration of mitigations to reduce impacts on local identity and rural characters. The consideration points which are different from the other two options include:

- Longer new roads are provided to reach development parcels which are far away from the site access from Warburton Lane;
- The site has an average density of 30 units per hectare. This density reflects Trafford’s current policy of achieving 40% affordable housing in Warburton, but it is significantly higher than elsewhere in Warburton, which may not be appropriate for its rural setting.

| <b>Option 1 Land uses</b> |         |
|---------------------------|---------|
| Total residential areas:  | 27.4 ha |
| Total units at 30 DPH:    | 822     |
| Parcel A area:            | 3.5 ha  |
| Parcel A units:           | 105     |
| Parcel B area:            | 3.5 ha  |
| Parcel B units:           | 105     |
| Parcel C area:            | 7.9 ha  |
| Parcel C units:           | 237     |
| Parcel D area:            | 0.5 ha  |
| Parcel D units:           | 15      |
| Parcel E area:            | 3.2 ha  |
| Parcel E units:           | 96      |
| Parcel F area:            | 1.3 ha  |
| Parcel F units:           | 39      |
| Parcel G area:            | 1.4 ha  |
| Parcel G units:           | 42      |
| Parcel H area:            | 0.6 ha  |
| Parcel H units:           | 18      |
| Parcel I area:            | 2.1 ha  |
| Parcel I units:           | 63      |
| Parcel J area:            | 3.4 ha  |
| Parcel J units:           | 102     |

## Masterplan Option 2



Option 2 Masterplan considers a balance between maximising the potential developable areas and reducing the impact on the local environment. The consideration points which are different from the other two options include:

- Fewer development parcels which are far away from the site access from Warburton Lane;
- An average density of 25 units per hectare is applied to the site.

### Option 2 Land uses

|                                  |        |                 |        |
|----------------------------------|--------|-----------------|--------|
| Total residential areas: 19.9 ha |        |                 |        |
| Total units at 25 DPH: 498       |        |                 |        |
| Parcel A area:                   | 3.5 ha | Parcel D area:  | 0.5 ha |
| Parcel A units:                  | 88     | Parcel D units: | 13     |
| Parcel B area:                   | 3.5 ha | Parcel E area:  | 3.2 ha |
| Parcel B units:                  | 88     | Parcel E units: | 80     |
| Parcel C area:                   | 7.9 ha | Parcel F area:  | 1.3 ha |
| Parcel C units:                  | 198    | Parcel F units: | 33     |



### Option 3 Masterplan (Preferred Option)



Option 3 Masterplan considers minimising the potential developable areas and reducing the impact on the local environment. The consideration points which are different from the other two options include:

No development parcels which are far away from the site access from Warburton Lane;

| Option 3 Land uses               |        |                 |        |
|----------------------------------|--------|-----------------|--------|
| Total residential areas: 19.9 ha |        |                 |        |
| Total units at 14 DPH: 279       |        |                 |        |
| Parcel A area:                   | 3.5 ha | Parcel D area:  | 0.5 ha |
| Parcel A units:                  | 49     | Parcel D units: | 7      |
| Parcel B area:                   | 3.5 ha | Parcel E area:  | 3.2 ha |
| Parcel B units:                  | 49     | Parcel E units: | 45     |
| Parcel C area:                   | 7.9 ha | Parcel F area:  | 1.3 ha |
| Parcel C units:                  | 111    | Parcel F units: | 18     |

- 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.

5.3.4 The consultation responses showed that XXXX. Therefore, the NDP Masterplan is XXX (include any explanation of final preferred option and any amendments following the consultation).

5.3.5 Warburton NDP Policy W9 Warburton Masterplan requires development of the strategic site within that part of the Warburton neighbourhood plan area to address the principles set out in the Warburton Masterplan & Design Guide, provided the strategic site is retained in the adopted PfE DPD.

## **Draft Policy W9 Warburton Masterplan**

**If, once adopted, Places for Everyone Joint Development Plan Document includes the part of the proposed strategic site allocation JP-Allocation 33 within the Warburton neighbourhood area, development will be required to incorporate the principles set out in the Warburton NDP Masterplan & Design Guide Part 4.7 Design Principals and Parameters and reproduced in Appendix 4. This includes guidance and principles under the following themes:**

- **Land Uses (4.7.1);**
- **Green Infrastructure (4.7.2);**
- **Movement network (4.7.3); and**
- **Urban design principles (4.7.4).**

**Development will also be expected to apply the principles in the general Design Guidance set out in Part 5.3 Design Guidance of the Warburton NDP Masterplan & Design Guide.**

**Development must include a suitable landscape buffer to Warburton Deer Park to separate built development from the area, reduce density and to soften the transition to the rural area and historic landscape to the south. A 30m belt of woodland would be the minimum requirement to replace the boundary to the Green Belt originally provided by Coroners Wood.**

**The Warburton Masterplan is shown in Map 9 in the NDP.**

### **Planning Policy Context – Built Heritage and Design**

Relevant Trafford Local Plan: Core Strategy Policies include:

- Policy SL5 – Carrington
- Policy L7 – Design

Insert Map 9 Warburton NDP Masterplan (from AECOM document) once finalised.

## 5.4 Sustainable Design

- 5.4.1 Warburton NDP is being prepared during a time of increased public awareness of the climate emergency. There is clearly a need for plans and proposals to promote more sustainable development which minimises resource consumption and carbon emissions and is climate resilient. Climate change is leading to more frequent, extreme weather events such as storms, flooding, periods of very high temperatures and drought.
- 5.4.2 Much of the Parish is low lying, and some areas are at risk of flooding, particularly those areas close to watercourses, the old course of the River Mersey and the Manchester Ship Canal. On the other hand, fragile habitats in the mosslands and those associated with water courses and ponds may be under pressure during dry spells and times of drought.
- 5.4.3 There is a need to ensure new development in Warburton is designed to respond to these challenges and does not exacerbate or contribute to the climate emergency. Planning policies can promote more sustainable designs which reduce resource consumption and carbon emissions, and which support more comfortable and resilient living environments.
- 5.4.5 Policy W10 Sustainable Design and Climate Change has been informed by the design guidance in the Warburton Masterplan & Design Guide.

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

**All development will be expected to be resource and energy efficient and climate resilient. Designs should incorporate the principles set out in Part 5.3.3 Sustainability and Climate Change in the Warburton Masterplan & Design Guide reproduced in Appendix 4.**

**Development proposals also should have regard to the design principles set out in Part 3.5 Water & Flood Risk in the Warburton Masterplan & Design Guide reproduced in Appendix 4.**

#### **Planning Policy Context – Built Heritage and Design**

Relevant Trafford Local Plan: Core Strategy Policies include:

- Policy L7 – Design

## 5.5 Active Travel, Recreation and Leisure



Stile from Deer Park to Park Farm

### Walking and Cycling

- 5.5.1 Warburton Parish includes a number of Public Rights of Way (PROW) which provide opportunities for informal recreation and leisure activities for both parish residents and visitors from nearby built-up areas.
- 5.5.2 Vehicular access into the Parish is constrained by the Manchester Ship Canal along the boundary to the west and the toll bridge to the north of the Parish. Car parking is limited, and the winding rural lanes are heavily used by traffic at peak times and as a diversion when there are problems on the motorways.
- 5.5.3 However the distinctive quiet rural character of Warburton and its interesting history with the old church, attractive farm buildings and local architecture are a draw to visitors and the public footpaths are well used. Furthermore, the Parish's close proximity to Dunham Massey and Altrincham may offer further opportunities for attracting walkers and cyclists.
- 5.5.4 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.

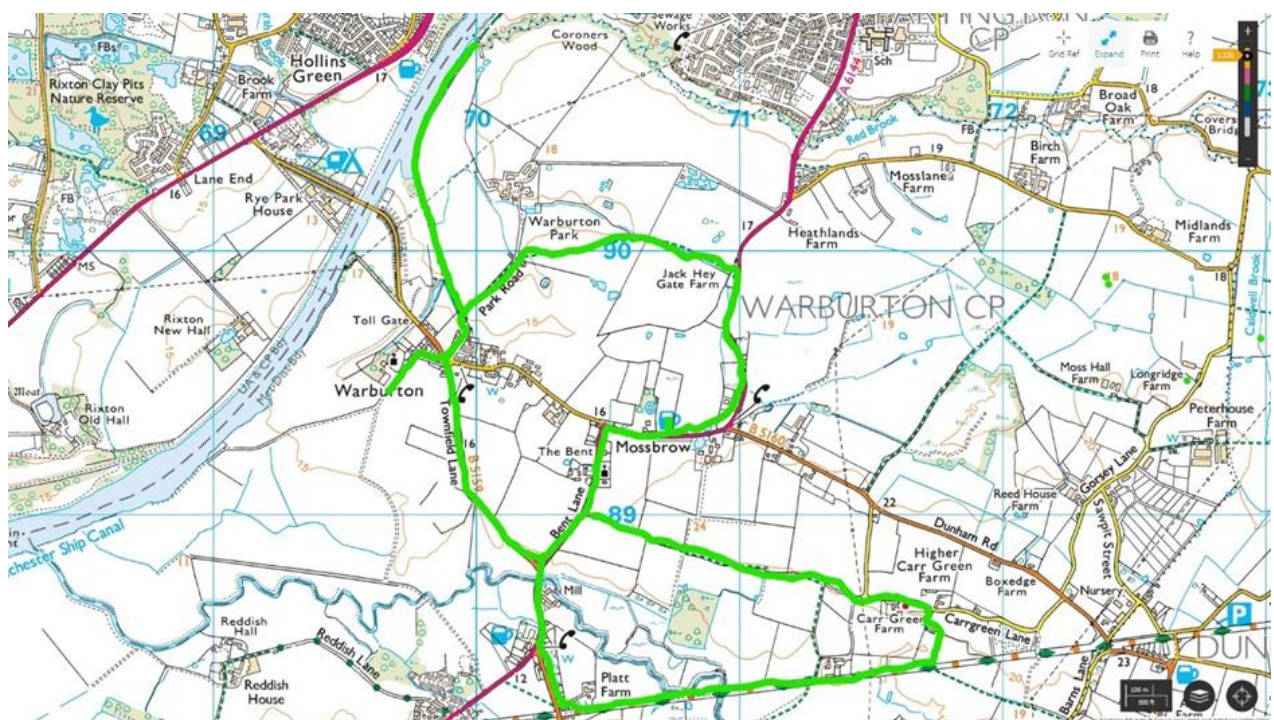


Field path



- 5.5.5 These routes will be linked to the local Heritage Trail which is being promoted by the Parish Council to guide walkers around the historic assets of the village.
- 5.5.6 Map 10 shows the integrated route of a Warburton Heritage Trail utilising existing public rights of way that will direct walkers to all the key historical assets of the village. It also links up with rights of way to important surrounding parishes and their assets in Dunham and Partington.
- 5.5.7 Some opportunities for walking and linking existing paths cannot be taken now because roadside pavements have not been maintained, most importantly on Dunham Road which is the main route between Warburton and Dunham and the rest of Trafford to the east. This is a priority for the Parish Council as it also represents significant danger for residents and visitors.

**Map 10: Warburton Heritage Trail**

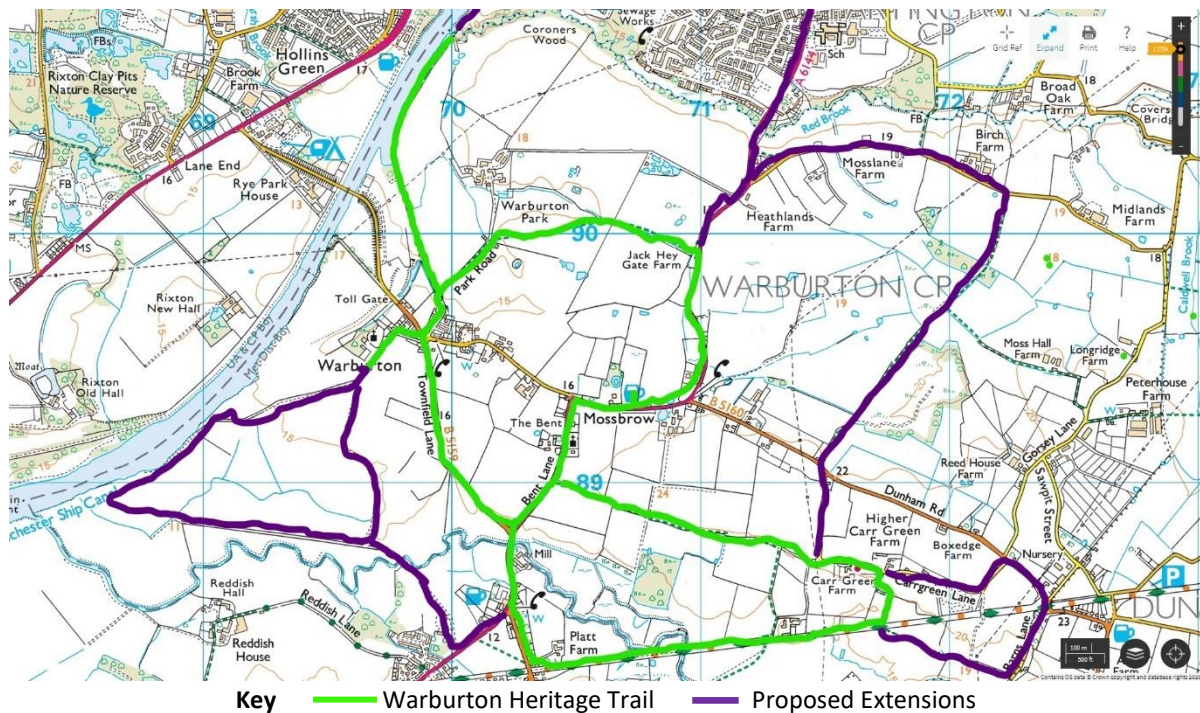


**Key** — Warburton Heritage Trail

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- 5.5.8 Map 11 adds potential extensions to the existing trail by accessing historical pathways now on private farmland to the west and creating access to the Ship Canal at Bollin Point and some of the best local views. This could be on a limited basis potentially for special occasions. It also shows other more remote paths to access Warburton Moss and the east of the parish and a link to Partington to complete a circuit to the north.

**Map 11: Proposed Extensions to Warburton Heritage Trail**



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5.5.9 NDP Policy W11 Walking and Cycling supports enhancements to the existing walking and cycling network and promotes opportunities for improved connectivity from new developments. These measures will help to promote healthier, more active lifestyles for residents and visitors, reduce reliance on the private car and contribute to a more sustainable and less carbon dependent local transport network.

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

**Development proposals should have regard to the Movement Pattern design principles for vehicular network and pedestrian and cycle connectivity set out in the Warburton Masterplan & Design Guide reproduced in Appendix 4.**

**Proposals for new housing and business development should take opportunities to provide safe access to local footpaths, bridleways and cycle routes as identified on Maps 10 and 11 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. Such enhancements include, but are not limited to, the following:**

- **Improvement to existing pavements and ongoing maintenance;**
- **New welcoming roadside signage;**

- **A signposted heritage trail;**
- **A celebratory village centre sign;**
- **Reduced speed limits on all major roads;**
- **Improved road markings at three key junctions; and**
- **Improved access to parking facilities at existing village assets.**

### Local Green Space and Recreation Facilities

- 5.5.10 Apart from the PROW, Warburton Parish has very limited recreation facilities for local residents and there is no play area for children.
- 5.5.11 LG1 is an area of public open space in Warburton village off Paddock Lane. This is an important open space for local residents and is used for informal recreation. There are a further 2 green areas off Paddock Lane (LGS 3 and 4) which contribute to the local and historic character of this part of the village.
- 5.5.12 Coroner's Wood (LGS 2) is an area of woodland south of Red Brook which is important for wildlife and has historic value.
- 5.5.13 LGS 5 is an area close to Old Warburton Church which is an important part of the historic building's setting and LGS 6 is an area of verge next to Moss Lane which forms part of the setting of a Listed Building.
- 5.5.14 The NPPF allows local communities to identify Local Green Spaces for protection provided they meet certain criteria. These criteria are set out in paragraph 102 which advises that the Local Green Space designation should only be used where the green space is:
- 'a) in reasonably close proximity to the community it serves;*
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
  - c) local in character and is not an extensive tract of land.'*
- 5.5.15 Appendix 5 includes tables and photographs to explain how the 6 proposed Local Green Spaces meet the 3 criteria in the NPPF.
- 5.5.15 NPPF Paragraph 103 sets out that policies for managing development within a Local Green Space should be consistent with those for Green Belts. The area off Paddock Lane is already in the Green Belt. However, Planning Practice Guidance<sup>13</sup> sets out:
- 'If land is already protected by Green Belt policy, or in London, policy on Metropolitan Open Land, then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.'*

<sup>13</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>



*One potential benefit in areas where protection from development is the norm (eg villages included in the green belt) but where there could be exceptions is that the Local Green Space designation could help to identify areas that are of particular importance to the local community.'*

Paragraph: 010 Reference ID: 37-010-20140306

Revision date: 06 03 2014

- 5.5.16 The Parish Council considers that the 6 areas meet the criteria in the NPPF and should be protected as Local Green Space and they are identified on the NDP Policies Map (Map 2) and in Policy W12.

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

**The six areas of land identified on Map 2: Warburton NDP Policies Map and the Maps in Appendix 5 are protected as Local Green Spaces. These are:**

- **W12/1 'The Green' off Paddock Lane;**
- **W12/2 Coroner's Wood, Warburton;**
- **W12/3 Land to the east of the Paddock Lane / Townfield Lane junction;**
- **W12/4 Land to the south of the Paddock Lane / Townfield Lane junction;**
- **W12/5 Land off Wigsey Lane and adjacent to Warburton Old Church; and**
- **W12/6 Land off Moss Lane and adjacent to Warburton Lane.**

**Development in the Local Green Spaces will be consistent with national policy for Green Belts.**

**Open space improvements to LGS 1 'The Green' off Paddock Lane site such as provision of seating areas, picnic tables and play equipment will be supported.**

#### **Planning Policy Context – Active Travel, Recreation and Leisure**

Relevant Trafford Local Plan: Core Strategy Policies include:

- R3 - Green Infrastructure
- R4 - Green Belt, Countryside and Other Protected Open Land
- R5 - Open Space, Sport and Recreation
- R6 - Culture and Tourism

Relevant Trafford UDP Policies include:

- Proposal OSR7 – Improvement and Provision of Informal Recreation and Children's Play Space Provision
- Proposal T18 New Facilities for Cyclists

## 5.6 Rural Businesses and Community Facilities



Local farming

### Rural Diversification and Energy

- 5.6.1 Warburton has retained its rural character and local employment in the Parish is largely based around farming and food production. The agricultural sector is critical for the future of the village and should be supported to maintain its contribution to the local economy and environmental sustainability.
- 5.6.2 There are several working farms in Warburton that cover many aspects of agriculture. These include:
- The local farm shop run by R and K V Clegg at Moss Brow Farm, Paddock Lane, Warburton. This provides the local community with fruit, veg, eggs and a wide variety of locally sourced produce including honey, jams, local Dunham Massey apple juice and seasonal produce such as pumpkins and Christmas trees.
  - J Priestner and Sons at Midlands Farm and Peterhouse Farm have played a part in Warburton farming for many years. Originally arable and egg producing they mainly now specialise in producing first class eggs that are sold all over the North of England. Peter House Farm stocks their produce as well as local shops.
  - H Booth and Son are based on the very edge of the parish at Broadoak Farm and specialise in rare breeds. They produce pigs, cows and sheep and provide farm visits for school children to learn about farming and the environment. Another speciality of theirs is potatoes and they supply local and regional chip shops.



- E & L Houghton farm at Birch Farm in Warburton and although relatively new to the village have a mixed farming business of arable crops, selling their barley to make Carling Lager, craft beers and also to local whiskey producers Forest Whiskey based at the Cat and Fiddle in Macclesfield. They also grow oil seed rape, wheat and beans. If you drive past in the summer you'll see their small herd of Aberdeen Angus cattle grazing the fields and this meat is sold to local buyers.
- Cheshire Haybale Hire which hires out hay or straw bales for events.
- A & E Cookson farm Overtown Farm on Paddock Lane in the heart of the village and produce arable crops and beef. They also recently diversified into storage on the farm.
- T Harris has been farming at Lower Carr Green Farm in the village for many years and was known for his beef and sheep production. It is let to a local Dunham farmer R Pennington for farming beef cattle at Lower Carr Green Farm.
- Frank Lythgoe Ltd is a major landowner in the Parish.
- CH Farms based on Dunham Road at Yew Tree Farm are arable farmers and farm the area known as Warburton Moss.
- D & J Priestner are mainly based in Dunham Massey but also farm a large area of land in Warburton and have a smaller farm at Moss Hall Farm on Gorsey Lane. This is quite common in small villages and brings Dunham Massey and Warburton close together with a few farmers farming land in the neighbouring village.

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

5.6.4 The Warburton NDP aims to 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.

5.6.5 Warburton also has a role in contributing towards the production of sustainable energy resources as part of climate change, energy security and air quality objectives. Large scale renewable energy schemes such as major solar schemes can have an adverse impact on landscape character and the openness of the Green Belt. However smaller scale schemes which contribute towards low or zero carbon objectives could be accommodated in some areas, as part of rural diversification. In addition, there are growing opportunities for community led energy schemes which can provide locally sourced, possibly more affordable energy alternatives for local communities.

- 5.6.6 Policy W13 provides a supportive planning framework for suitable rural diversification and Policy W13 supports investment in small scale renewable energy schemes.
- 5.6.7 As the rural part of the Neighbourhood area is largely in the Green Belt, Green Belt policies will apply in this area.

### **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 the following:**

- 1. Amenity of neighbours, with regards to noise, odour and outlook;**
- 2. Contribution to biodiversity net gain (see NDP Policy W3 Protecting and Enhancing Wildlife);**
- 3. Careful siting of new buildings and landscaping schemes to minimise visual and landscape impacts. Larger buildings should be “broken up” via the sensitive use of materials, colour or ridge height;**
- 4. Use of natural materials including wood, and neutral, earth tones in colour schemes to help blend new buildings into their surroundings; and**
- 5. Inclusion of 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.**

## Community Facilities



Interior of Old Church

- 5.6.8 Local community facilities in the Parish are highly valued and well used by local residents.
- 5.6.9 The new St Werburgh's Church is available for christenings and funerals and has weekly Sunday services. The Parish Rooms are situated next to the new Church on Bent Lane and are used for local social events and meetings as well as PCC and Parish Council meetings.
- 5.6.10 The old St Werburgh's Church and priory is recognised as one of Manchester's key medieval sites. It is also the oldest standing building in Trafford. The churchyard surrounding the old church is the burial ground for the parish. The church is now looked after by the Churches Conservation Trust and there are services during the summer months. There are morning services on Sundays in May and September, and two Evensongs at 6.30pm on the last Sundays in May and July. The Churches Conservation Trust organizes various events through the year. The Parish Council will seek to promote visitors to the church and feature it on the Heritage Trail. It will be included in the heritage promotion on the Parish Council website and in printed material.
- 5.6.11 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 could play a key role in development of the village and become a social centre for larger village activities.



Saracens Head Public House

- 5.6.13 NDP Policy W15 identifies these local community facilities and protects them for the continues benefit of the local community.

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

**The following community facilities in Warburton are identified on Map 2: Warburton NDP Policies Map:**

- 1. The new St Werburgh’s Church and Parish Rooms;**
- 2. The old St Werburgh’s Church; and**
- 3. The Saracen’s Head Public House.**

**Proposals involving the loss of one of these community facilities will not be supported unless they can demonstrate that:**

- A. The facility is surplus to the needs of the local community;**
- B. The proposal does not constitute the loss of a service of particular value to the local community nor detrimentally affect the character and vitality of the area;**
- C. The facility is not capable of continued use for the existing purpose and cannot be used for other community uses in an economic and sensitive manner;**
- D. The loss of the land/property forms part of a larger scheme for the development of community facilities serving the needs of the locality; or**
- E. Compensatory facilities of equivalent community benefit are provided within the catchment of the existing facility.**

**Planning Policy Context – Rural Businesses and Community Facilities  
Relevant Trafford Local Plan: Core Strategy Policies include:**

- R4 - Green Belt, Countryside and Other Protected Open Land**

**Relevant Trafford UDP Policies include:**

- Proposal T18 – New Facilities for Cyclists**

## 6.0 Next Steps

- 6.1 The Parish Council and NDP Steering Group will review the comments and representations submitted in response to the informal consultation on the Draft Plan.
- 6.2 Warburton Neighbourhood Plan then will be revised and published for 6 weeks formal consultation (Regulation 14). Following any further revisions, it will be submitted to Trafford Council, who will check it and publish it for a further 6 weeks formal consultation (Regulation 16).
- 6.3 The Plan will then progress to examination by an independent examiner. The examiner will consider whether the Plan meets the required basic conditions and recommend whether any modifications are needed to ensure the basic conditions are met.
- 6.4 The amended Plan will then be subjected to a local referendum and if there is a majority Yes vote (50% of turnout plus 1) then the Warburton NDP will be made (adopted) by Trafford Council and used to help determine planning applications in the Parish.



## Appendix 1: Parish Council Actions and Local Aspirations

The Parish Council is responsive to the main concerns and issues of residents and stake holders in Warburton. In preparation for the Neighbourhood Development Plan several forms of public consultation have been undertaken. These have helped to clarify these matters and the Parish Council has formulated actions accordingly that are not within the scope of planning policies in the NDP.

### **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.

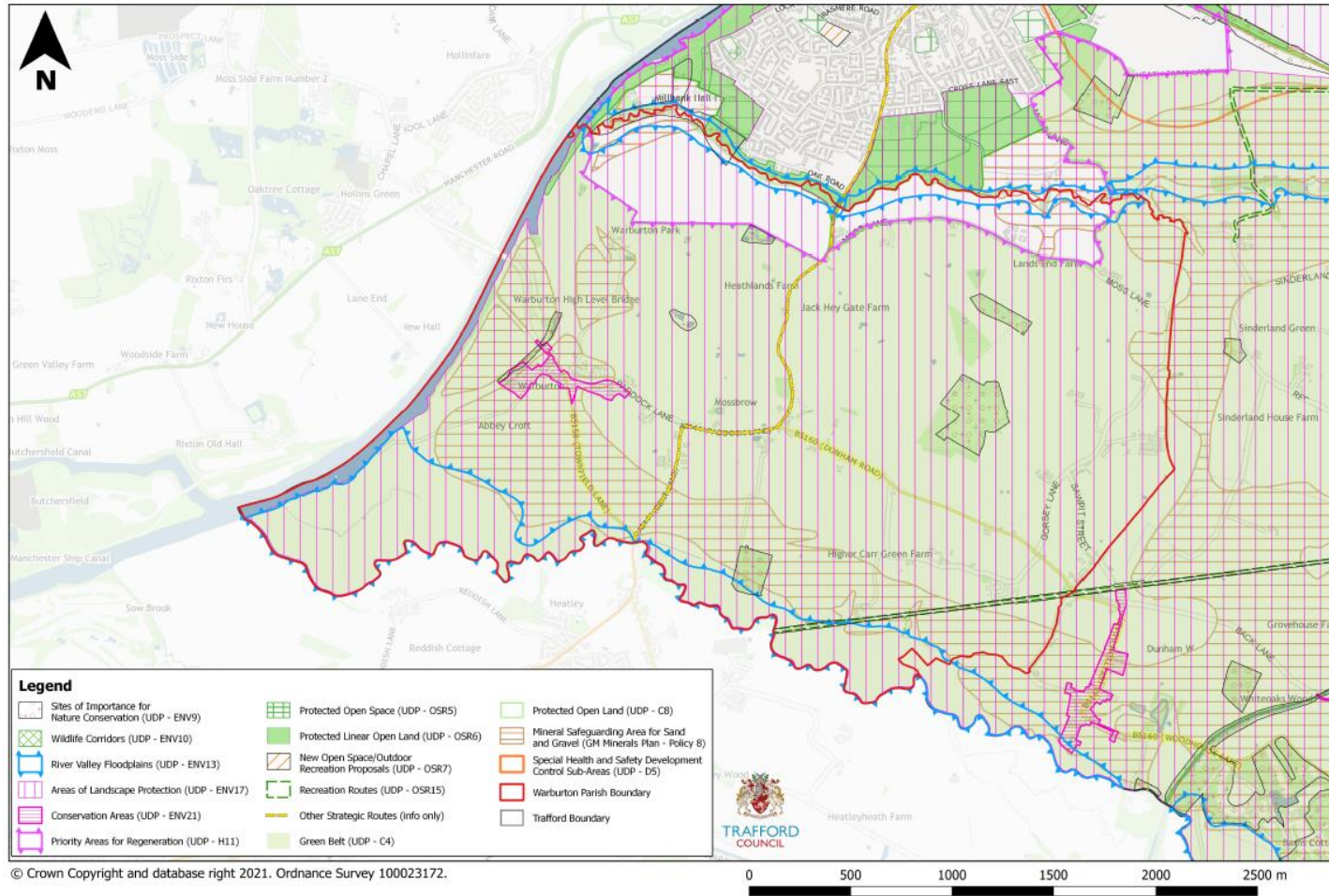
### **6. Public Transport**

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.

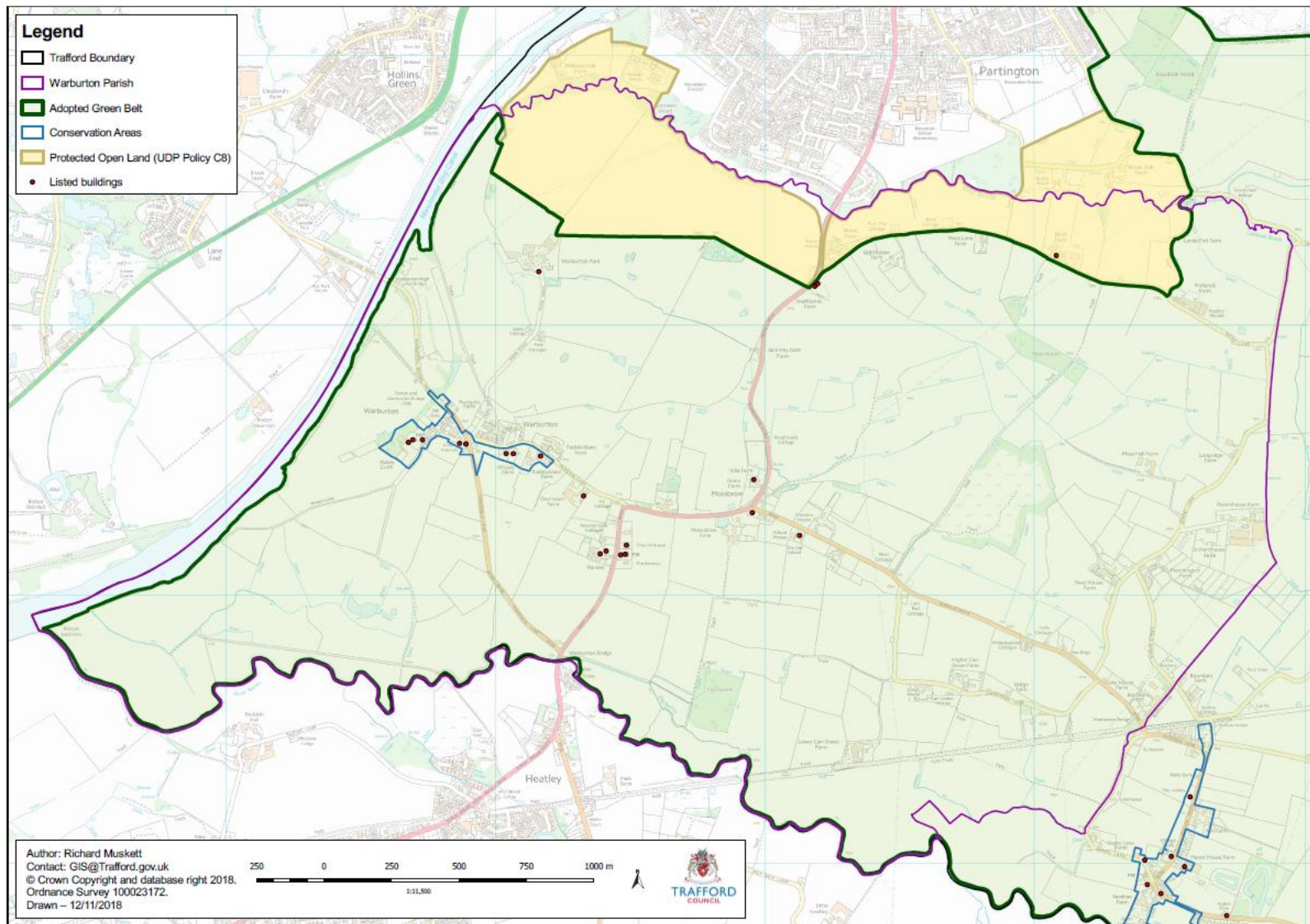
## Appendix 2: Trafford Planning Policies Maps for Warburton Neighbourhood Area

### Map 1: Warburton Parish – Composite Local Plan Policies Map





Map 2: Warburton Parish - Current Planning Context



## Appendix 3: Listed Buildings and Non designated Heritage assets in Warburton

### Listed Buildings

See Historic England's website: <https://historicengland.org.uk/listing/the-list/>

#### OLD CHURCH OF SAINT WERBURG

List Entry Number: 1067865

Heritage Category: Listing

Grade: I

Location: OLD CHURCH OF SAINT WERBURG, WIGSEY LANE, Warburton, Trafford

#### CHURCH HOUSE

List Entry Number: 1067897

Heritage Category: Listing

Grade: II

Location: CHURCH HOUSE, BENT LANE, Warburton, Trafford

#### THE BENT FARMHOUSE

List Entry Number: 1067898

Heritage Category: Listing

Grade: II

Location: THE BENT FARMHOUSE, BENT LANE, Warburton, Trafford

#### BARN TO SOUTH WEST OF OVERTOWN FARMHOUSE

List Entry Number: 1067899

Heritage Category: Listing

Grade: II

Location: BARN TO SOUTH WEST OF OVERTOWN FARMHOUSE, PADDOCK LANE, Warburton, Trafford

#### SHIPPON TO WEST OF WIGSEY FARMHOUSE

List Entry Number: 1067900

Heritage Category: Listing

Grade: II

Location: SHIPPON TO WEST OF WIGSEY FARMHOUSE, PADDOCK LANE, Warburton, Trafford

#### STOCKS

#### STOCKS SOUTH OF JUNCTION WITH WIGSEY LANE

List Entry Number: 1067901

Heritage Category: Listing

Grade: II



Location: STOCKS, WIGSEY LANE, STOCKS SOUTH OF JUNCTION WITH WIGSEY LANE, TOWNFIELD LANE, Warburton, Trafford

[SUNDIAL TO SOUTH WEST OF OLD CHURCH OF SAINT WERBURG](#)

List Entry Number: 1083561

Heritage Category: Listing

Grade: II

Location: SUNDIAL TO SOUTH WEST OF OLD CHURCH OF SAINT WERBURG, WIGSEY LANE, Warburton, Trafford

[WIGSEY FARMHOUSE](#)

List Entry Number: 1083579

Heritage Category: Listing

Grade: II

Location: WIGSEY FARMHOUSE, PADDOCK LANE, Warburton, Trafford

[LYCHGATE, OLD CHURCH OF SAINT WERBURG](#)

List Entry Number: 1083592

Heritage Category: Listing

Grade: II

Location: LYCHGATE, OLD CHURCH OF SAINT WERBURG, WIGSEY LANE, Warburton, Trafford

[BARN TO SOUTH EAST OF BIRCH FARMHOUSE](#)

List Entry Number: 1101723

Heritage Category: Listing

Grade: II

Location: BARN TO SOUTH EAST OF BIRCH FARMHOUSE, MOSS LANE, Warburton, Trafford

[POST OFFICE HOUSE](#)

List Entry Number: 1101758

Heritage Category: Listing

Grade: II

Location: POST OFFICE HOUSE, DUNHAM ROAD, Warburton, Trafford

[Onion Farm](#)

List Entry Number: 1338885

Heritage Category: Listing

Grade: II

Location: Onion Farm, Warburton Lane, Lymm, WA13 9TW, Warburton, Trafford

[CROSS BASE](#)

[CROSS BASE SOUTH OF JUNCTION WITH WIGSEY LANE](#)

List Entry Number: 1346576

Heritage Category: Listing

Grade: II

Location: CROSS BASE SOUTH OF JUNCTION WITH WIGSEY LANE, TOWNFIELD LANE, CROSS BASE, WIGSEY LANE, Warburton, Trafford

#### HEATHLANDS FARMHOUSE

List Entry Number: 1346578

Heritage Category: Listing

Grade: II

Location: HEATHLANDS FARMHOUSE, WARBURTON LANE, Warburton, Trafford

#### PADDOCKLAKE FARMHOUSE

List Entry Number: 1347811

Heritage Category: Listing

Grade: II

Location: PADDOCKLAKE FARMHOUSE, PADDOCK LANE, Warburton, Trafford

#### CHURCH OF SAINT WERBURG

List Entry Number: 1347816

Heritage Category: Listing

Grade: II

Location: CHURCH OF SAINT WERBURG, BENT LANE, Warburton, Trafford

#### STONE FLAG WALL AROUND OLD STOCKS AND CROSS

List Entry Number: 1356493

Heritage Category: Listing

Grade: II

Location: STONE FLAG WALL AROUND OLD STOCKS AND CROSS, TOWNFIELD LANE, STONE FLAG WALL AROUND OLD STOCKS AND CROSS, WIGSEY LANE, Warburton, Trafford

#### BARN TO SOUTH WEST OF THE BENT FARMHOUSE

List Entry Number: 1356530

Heritage Category: Listing

Grade: II

Location: BARN TO SOUTH WEST OF THE BENT FARMHOUSE, BENT LANE, Warburton, Trafford

#### THE SCHOOL

List Entry Number: 1356531

Heritage Category: Listing

Grade: II

Location: THE SCHOOL, DUNHAM ROAD, Warburton, Trafford

#### TIMBER FRAMED FARM BUILDING, SOUTH SIDE OF WARBURTON PARK FARMYARD

List Entry Number: 1356532

Heritage Category: Listing

Grade: II

Location: TIMBER FRAMED FARM BUILDING, SOUTH SIDE OF WARBURTON PARK FARMYARD, PARK ROAD, Warburton, Trafford

[BARN NORTH EAST OF HEATHLANDS FARMHOUSE](#)

List Entry Number: 1392565

Heritage Category: Listing

Grade: II

Location: BARN NORTH EAST OF HEATHLANDS FARMHOUSE, WARBURTON LANE, Warburton, Trafford

[War memorial in St Werburg's churchyard](#)

List Entry Number: 1431681

Heritage Category: Listing

Grade: II

Location: Church of St Werburg's churchyard, Bent Lane, Warburton, Greater Manchester, WA13 9TQ, Warburton, Trafford

## Non designated Heritage Assets in Warburton

### Trafford Local Heritage List - Warburton

#### Candidates for Local Listing

**Put complete Trafford document on the NDP website and just list the addresses here.**

Birch Cottage, Moss Lane, Warburton

Brook House, Warburton Lane, Warburton WA13 9TT

Former Pipe and Punchbowl, 7-10 Church Street, Warburton

Ivy Cottage, 3 Church Green, Warburton

Jack Hey Gate Farm & Barn, Warburton Lane, Warburton

Paddock Lane Farm Barn, Paddock Lane, Warburton WA13 9TE

Parkgate Farm, Park Road, Warburton

Pear Tree Cottage, Moss Lane, Warburton, Altrincham WA14 5SB

Roughlands Cottage, Warburton Lane, Warburton WA13 9TP

Saracen's Head Public House, Paddock Lane, Warburton WA13 9TH

The Beeches, Moss Brow, Warburton WA13 9TL

Warburton Cross Farmhouse, Corner of Wigsey Lane and Townfield Lane, Warburton

Warburton Park Farm, Park Road, Warburton WA13 9SY

Warburton Toll Bridge, Warburton Bridge Road, Warburton

Warburton Toll Bridge Cottage, Warburton Bridge Road, Warburton

Warburton Lane Old Bridge, Warburton Lane, Warburton

Warburton Mill Bridge, Stone-built bridge carrying the A6144 over the River Bollin

Warburton Mill Weir, Warburton

Warburton Deer Park Pale (North), Red Brook, Warburton

Warburton Park Medieval Fish Ponds, Warburton

Warburton Park Moated Pillow Mound (Rabbit Warren?), Warburton

Moss Lane Farmhouse, Moss Lane, Warburton

Primrose Cottage, Warburton Lane, Warburton WA13 9TN

Rose and Lilac Cottages, Warburton Lane, Warburton WA13 9TN

Park Cottages, Park Road, Warburton WA13 9SU

West Cottage, Park Road, Warburton WA13 9SU

Warburton Old Lane, Warburton Lane, Warburton

Warburton Old Toll Bridge, Warburton Bridge Road, Warburton

## Appendix 4: Warburton Masterplan & Design Guide

Copy in here from AECOM Report once finalised.



## Appendix 5: Local Green Spaces

Insert maps

| Site name   | Grid Ref.   | Description and purpose   |
|---|---|---|
| <b>W12/1 'The Green' off Paddock Lane</b>   | SJ701896  | This area although not formally designated as a village green is frequently referred to locally as 'the green' or 'the village green'. It is located opposite a recent extension to the Warburton Conservation Area. It has been used for village events for very many years (60 +?). |
| <b>NPPF Criteria (para 102)</b><br><br><b>a) in reasonably close proximity to the community it serves</b> | <b>NPPF Criteria (para 102)</b><br><br><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b> | <b>NPPF Criteria (para 102)</b><br><br><b>c) local in character and is not an extensive tract of land</b>   |
| It occupies a very central location in the village in what is otherwise a very dispersed community.       | The Local Green Space has recreational value.<br><br>It is the only area which can reasonably be called 'public open space' within Warburton, used for informal recreation. It is not designated Public Open Space despite the obvious and repeated public use over many years.             | 'The Green' is very much local in character and is relatively small in area.  |

**Photographs of LGS W12/1 ‘The Green’ off Paddock Lane**



| Site name  | Grid Ref.   | Description and purpose   |
|--|---|---|
| <b>W12/2 Coroner's Wood, Warburton</b>   | SJ708906  | Coroner's Wood is a woodland in the valley of Red Brook. Red Brook is the Parish Boundary between Warburton and Partington. Within Partington, a footpath, known as the Redbrook Wildlife Trail runs through the eastern half of Coroner's Wood, connecting to Warburton Lane and approximately half-way along the path, to Oak Road. The wood serves both the Partington and Warburton Communities |
| <p><b>NPPF Criteria (para 102)</b></p> <p><b>a) in reasonably close proximity to the community it serves</b></p> | <p><b>NPPF Criteria (para 102)</b></p> <p><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b></p>  | <p><b>NPPF Criteria (para 102)</b></p> <p><b>c) local in character and is not an extensive tract of land</b></p>  |
| <p>This area is close to housing in Partington and is overlooked by housing along Oak Road.</p>                  | <p>The Local Green Space has historic significance and rich wildlife value.</p> <p>The Trafford Historic Environment Assessment of 2019 states, '<i>Area defined as Ancient or Semi-Natural Woodland along the banks of Red Brook. Shown on first edition Ordnance Survey and also included Osier beds. Possibly remnants of the Warburton Deer Park boundary</i>'.</p> <p>* In fact, the Warburton Deer Park boundary is a major feature of the south side of the Red Brook valley and the artificially 'scarped' embankment may easily be seen, extending for a considerable distance along</p> | <p>This is very much a local area and is not very extensive. It is effectively a narrow strip of land to the south and west of Red Brook. Most importantly, as an area of ancient woodland and with a former deer park boundary on its southern side it is extremely rare and special.</p>  |

|  |  |  |
|--|--|--|
|  | <p>the valley side. A relatively small area to the west of Coroner’s Wood is scheduled as ancient woodland, despite the fact that it is contiguous with the main woodland and that similar ancient woodland indicator species may easily be found in both areas. There is a well-known association between ancient woodland and deer parks and maps appear to support the claim that the whole of Coroner’s Wood is ancient woodland.</p> <p>The majority of the area was used as wood pasture and is noted as ‘pasture’ in the 1838 Tithe Map. The woodland is a place of tranquillity and is much loved by local people in both Partington and Warburton, who often visit to appreciate its beauty and the rich variety of plant and wildlife in the area.</p> |  |
|--|--|--|

\*<https://www.greatermanchester-ca.gov.uk/GMCAFiles/PFE/Supporting%20documents/08%20Places%20for%20People/08.01.10%20Tafford%20Historic%20Environment%20Assessment%202019.pdf>)



**Photographs of LGS W12/2 Part of Coroner's Wood and  
the former deer park boundary**



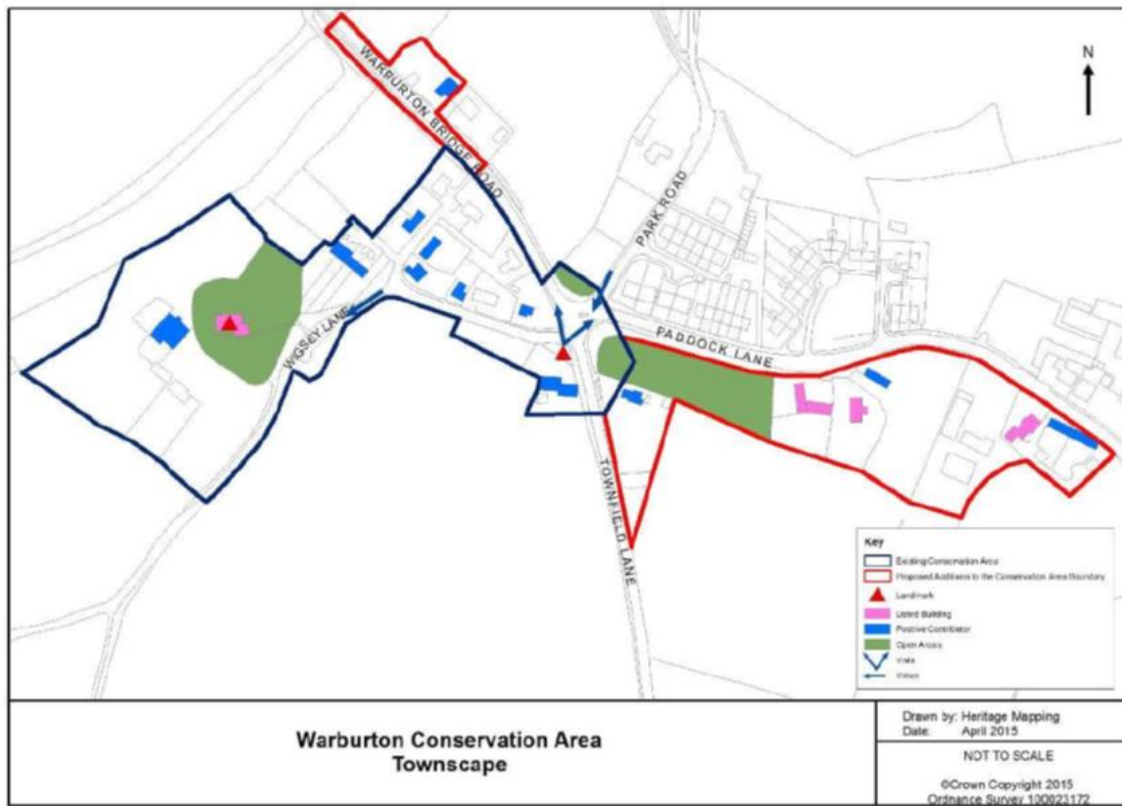


| Site name  | Grid Ref.   | Description and purpose  |
|--|---|--|
| <p><b>W12/3 Land to the east of the Paddock Lane / Townfield Lane junction</b></p>                               | <p>SJ699896</p>   | <p>This area is virtually in the centre of Warburton village and is immediately adjacent to the former location of Warburton Cross and the stocks (now located on the opposite corner, between Wigsey Lane and Townfield Lane.</p> |
| <p><b>NPPF Criteria (Para 102)</b></p> <p><b>a) in reasonably close proximity to the community it serves</b></p> | <p><b>NPPF Criteria (Para 102)</b></p> <p><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b></p>  | <p><b>NPPF Criteria (Para 102)</b></p> <p><b>c) local in character and is not an extensive tract of land</b></p>   |
| <p>It occupies a very central location in the village in what is otherwise a very dispersed community.</p>       | <p>The Local Green Space has historic significance as it is located within the Conservation Area. The Conservation Area Management Plan notes:<br/> <i>'2.6.2 The central crossroads and the open spaces adjoining create an open core with pockets of built areas on either side. The prominent position of this open space is historically important as the location of the village stocks.'</i><br/>                     The use of flagstones as boundary treatment is also noted:<br/> <i>'2.4.2 A characteristic boundary treatment found on Church Green, Wigsey Lane and around the cross base comprises upright local flagstones, which is also characteristic of the wider area.'</i></p> <p>The Conservation Area Appraisal notes in para 6.3.10: <i>'There may be future desire for new development on the large green plots surrounding the crossroads at the centre of the adopted enlarged Conservation Area. These are important green spaces and any modern development here may detract</i></p> | <p>Very much local in character and is relatively small in area.</p>   |

|  |   |  |
|--|---|--|
|  | <p><i>from the historic character of the Conservation Area.'</i></p> <p>See also Conservation Area Management Plan Map 2 Townscape Analysis.</p> <p>This is a special area, with Cheshire Railings around the site (often used for banners etc). It is not open to public access but is very much in the public view and seen every day by locals and passing traffic.</p> <p>Before the construction of Warburton (Old) Bridge and its associated road, this was part of a garden to a shop and house as is shown on the 1838 Tithe Map.</p> |  |
|--|---|--|

### Conservation Area Appraisal

#### Map 2 Showing 'Open Areas' including Local Green Space W12/3



Map 2: Townscape analysis

**Photographs of LGS W12/3 Land to the east of the Paddock Lane /  
Townfield Lane Junction**



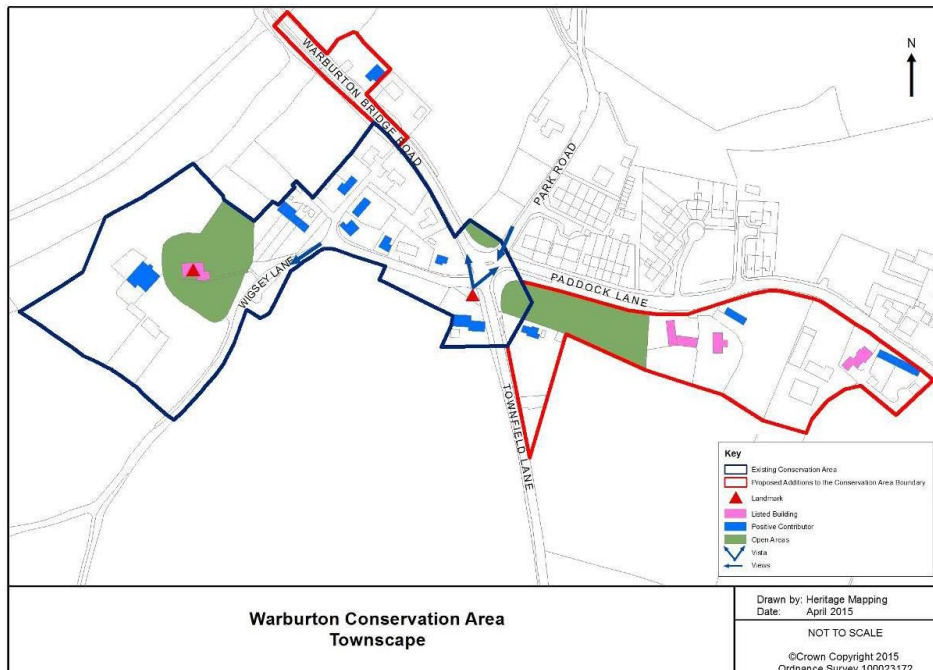
| Site name   | Grid Ref.   | Description and purpose  |
|---|---|--|
| <b>W12/4 Land to the south of the Paddock Lane / Townfield Lane junction</b>                                    | SJ699895  | This area is virtually in the centre of Warburton village and is immediately adjacent to the former location of Warburton Cross and the stocks (now located on the opposite corner, between Wigsey Lane and Townfield Lane.) |
| <b>NPPF Criteria (para 102)</b><br><br><b>a) in reasonably close proximity to the community it serves</b>       | <b>NPPF Criteria (para 102)</b><br><br><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>   | <b>NPPF Criteria (para 102)</b><br><br><b>c) local in character and is not an extensive tract of land</b>  |
| The open space occupies a very central location in the village in what is otherwise a very dispersed community. | The Local Green Space has historic significance as it is located within the Conservation Area. The Conservation Area Management Plan notes: <i>'2.6.2 The central crossroads and the open spaces adjoining create an open core with pockets of built areas on either side. The prominent position of this open space is historically important as the location of the village stocks.'</i><br><br>The Conservation Area Appraisal notes in para 6.3.10: <i>'There may be future desire for new development on the large green plots surrounding the crossroads at the centre of the adopted enlarged Conservation Area. These are important green spaces and any modern development here may detract from the historic character of the Conservation Area.'</i> | Very much local in character and is relatively small in area.  |



**Photograph of LGS W12/4 Land to the south of the Paddock Lane /  
Townfield Lane junction**



**Conservation Area Appraisal  
Map 2 Showing 'Open Areas' including Local Green Space W12/4**



| Site name  | Grid Ref.  | Description and purpose   |
|--|--|---|
| <p><b>W12/5 Land off Wigsey Lane and adjacent to Warburton Old Church</b></p>                                    | <p>SJ697895</p>  | <p>This is a small area to the side of the lane and off a car parking area south of Warburton Old Church. The current main parking area was the site of the village pond, long filled in, but still subject to occasional flooding.</p> |
| <p><b>NPPF Criteria (Para 102)</b></p> <p><b>a) in reasonably close proximity to the community it serves</b></p> | <p><b>NPPF Criteria (Para 102)</b></p> <p><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b></p>                               | <p><b>NPPF Criteria (Para 102)</b></p> <p><b>c) local in character and is not an extensive tract of land</b></p>  |
| <p>The site is located on the edge of the village in an area with a concentration of listed buildings.</p>       | <p>The Local Green Space has historic significance.</p> <p>The site is in within the Conservation Area and forms part of the setting of the Grade I listed Warburton Old Church. The sunken nature of the parking area and the presence of the adjacent ancient church gives a powerful sense of enclosure and tranquillity.</p> | <p>This is very much local in character, the essential core of the village.</p>   |



**Photographs of LGS W12/5 Land off Wigsey Lane and adjacent to Warburton Old Church**



| Site name  | Grid Ref.  | Description and purpose  |
|--|--|--|
| <b>W12/6 Land off Moss Lane and adjacent to Warburton Lane.</b>  | SJ712902   | This area is at the side of the road but Trafford Council have stated categorically that it does not belong to them. It does not belong to the adjacent landowner. It comprises of a length of Cheshire railings along the junction with a grass area in front of varying width. It provides superb open views across Warburton Moss towards the moss woodlands. |
| <b>NPPF Criteria (Para 102)</b><br><b>a) in reasonably close proximity to the community it serves</b>  | <b>NPPF Criteria (Para 102)</b><br><b>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife</b>  | <b>NPPF Criteria (Para 102)</b><br><b>c) local in character and is not an extensive tract of land</b>  |
| It is an important feature in what is otherwise a very dispersed community. It has localised significance to Top Park Close and Heathlands Farm. | This area has historic significance as it forms part of the setting of the listed Heathland Barn and Farm.<br><br>The views out over the moss from this location are widely admired. It is one of the first open views when entering Warburton from the north along Warburton Lane. It is surely one of the best views in Warburton, with the Moss Wood in the background. | This is very much local in character, the extensive views beyond are in the Green Belt, but the green space is relatively small in area.   |



**Photographs of LGS W12/6  
Land off Moss Lane and adjacent to Warburton Lane  
with views across the Moss**





