

# Warburton Neighbourhood Development Plan – Regulation 16 Consultation – Summary Response Report

## Executive Summary

This report sets out a summary of the Warburton Neighbourhood Development Plan (WNDP) consultation itself and the main issues raised by those that made representation during the Regulation 16 consultation, which ran from 15 April until 03 June 2025.

In addition to a response from Trafford Council as Local Planning Authority on the plan contents and the basic conditions statement, a further 76 responses were received including 65 from local residents, and one from a landowner/ developer.

## Introduction

This report sets out a summary of the consultation itself and the main issues raised by those that made representation during the Regulation 16 consultation, which ran from 15 April until 03 June 2025. This was a week longer than the statutory 6 weeks due to public bank holidays.

The report is structured into three main sections:

1. What we did
2. What you said
3. The next steps

## What we did – consultation requirements

Warburton Parish Council submitted their draft Neighbourhood Development Plan 2025-2039 to Trafford Council on 28 February 2025. The Council considered the Plan to be legally compliant and therefore published the Plan for consultation (Regulation 16), which ran from 15 April until 03 June 2025.

The consultation documents, which included: [Final submission letter](#); [WNP Submission NDP](#); [Appendix 4: Design Guidance and Codes](#); [Consultation Statement](#); [Basic Conditions Statement](#); [HRA Screening Report Updated Feb 25](#); and [SEA Screening Report Updated Feb 25](#), were available to view on the Trafford Council and Warburton Parish Council websites and were available for inspection at Partington Library.

The list of bodies that were directly consulted, including those referred to in the consultation statement, are at Appendix 1 and an example of the representation form used is at Appendix 2.

Since submitting the Plan, WPC notified Trafford Council on 16 June 2025 that Map 10 (included within the submission document) was incorrect. The revised version of Map 10 identifies a different area of land from that (W12/2 Part of Coroner's Wood, Warburton) which was consulted on as part of the Regulation 16 consultation.

WPC have requested to submit the revised version of Map 10 (Appendix 6) with the submission documents to the Examiner for their consideration. Further comments are made within the Council's response (Appendix 4).

## What the representations said

A total of 76 representations were received during the Regulation 16 consultation, in addition to the Trafford Council's formal response. A large proportion of these (65) were from local residents, 59 of which expressed support and 6 objected to the WNDP. It is noted that three of the objections also submitted a letter in support of the Neighbourhood Plan.

Many of the local residents did not provide commentary to their representations, however some noted full support of WNDP. Comments also made reference to the special qualities and very distinctive character of the neighbourhood area as well as wanting to prevent inappropriate development within the area.

Representations from Public Bodies mostly provided general advice and guidance. United Utilities Water Ltd also recommended some amendments and additions to the policies and Appendix 4: Warburton Design Guidance and Codes.

An objection letter was received from Redrow Homes, a housebuilder with land interest within the northern extent of the neighbourhood plan area. The letter welcomed the changes from the Regulation 14 draft Plan, however also expressed a number of concerns. The representation highlights areas of the WNDP where they consider additional clarity is needed and where some policies may be inconsistent or overlapping and would benefit from refinement. It summarised: *'The WNDP as drafted still fundamentally risks undermining the delivery of development at Warburton Lane and, therefore, the wider New Carrington Allocation. The WNDP therefore, fails to meet the basic conditions for an WNDP, particularly condition a) having regard for national policies, d) delivery of sustainable development and e) conflict with strategic policies.'*

Trafford Council has worked closely with Warburton Parish Council in the preparation of their Plan and is broadly supportive of the submitted version of the WNDP and welcomes its Vision, Objectives and Policies. However, there are a small number of issues which are set out in the Council's response – see Appendix 4.

A summary of all representations is included within the Appendix 3 of this report, and redacted representations are included within Appendix 4 and 5 of this report.

## Next steps - Examination

Following the end of the consultation a suitably qualified, independent examiner was appointed by the Local Planning authority, with the consent of Warburton Parish Council, as required by The Town and Country Planning Act 1990, Schedule 4B<sup>1</sup>.

An examiner's role is limited to testing whether or not a draft neighbourhood plan meets the basic conditions<sup>2</sup> and other matters set out in Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)<sup>3</sup>. The basic conditions are legal tests as opposed to the policy tests that are applied to the examination of a Local Plan.

Upon publication of the examiner's report the Council is then required to make a decision on the plan proposal and issue a decision statement. The WNDP, if 'made', will form part of the Development Plan for Trafford Council and thus would be used by the Council to help it decide planning applications within the neighbourhood area.

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<sup>1</sup> [Town and Country Planning Act 1990](#)

<sup>2</sup> [Neighbourhood planning - GOV.UK](#)

<sup>3</sup> [Localism Act 2011](#)

# Appendices

## Appendix 1 – Specific Consultation Bodies

Strategic Planning and Growth Consultation Database, including:

Access Trafford

Accrue (Forum) 1 LLP

Active Travel England

Altrincham & Bowdon Civic Society

Altrincham Neighbourhood Business Plan Forum & Design Panel

Amey

Anchor

Arqiva

Arriva Bus

Ashley Parish Council

AshtonHale

Avison Young

Aylward Town Planning Ltd

Barratt Developments PLC (Manchester)

Barratt Homes

Barton Willmore LLP

Beech Holdings

Bell Ingram Design Ltd

BizSpace Ltd

BNP Pariabas

Bolton Council

Bowdon Conservation Group

Bowdon Downs Residents Association/Altrincham History Society

Bramhall Town Planning

Breathe Clean Air Group

British Geological Survey

British Horse Society

British Telecom

Broadgrove Planning & Development Ltd  
Brookhouse  
Brookhouse Group  
Bury Council  
Cadent Gas (formerly National Grid Gas Distribution)  
Campaign for Real Ale  
Carrington Parish Council  
CBRE Ltd  
Cheshire East Council  
Cheshire West and Chester Council  
Cheshire Wildlife Trust  
Church Commissioners for England  
City of Trees  
Citybranch Ltd  
Civil Aviation Authority  
Colliers International  
Council for the Protection of Rural England  
Cushman & Wakefield  
De Pol Associates (representing Northern Trust Co Ltd)  
Deaf Advocacy & Wellbeing Service  
Deloitte LLP  
Department for Education  
Department for Transport – Secretary of State  
DevPlan  
Dobbies Garden Centres  
Dobbinetts Redevelopment Limited  
DPDS Consulting Group  
Dunham Massey Parish Council  
Eccleston Homes  
Eden Planning and Development  
Edgar Wood Society (Middleton)

Edgeplan Ltd  
EE  
Electricity North West Ltd  
Emery Planning Partnership Ltd  
Environment Agency  
Footprint Property Services Limited  
Forward Property Group  
Friends of Altrincham Interchange and others  
Friends of Ashton Park  
Friends of Carrington Moss  
Friends of Cow Field  
Friend's of Davyhulme Park  
Friends of Halecroft Park  
Friend's of Longford Park - member  
Friends of Lostock Park  
Friends of the Earth  
Friends of Turn Moss  
Friends of Victoria Park  
Frost Planning Ltd  
Galliford Try Partnership and Trafford Housing Trust  
Gary Halman Land & Planning  
Gerald Eve  
Gerald Eve LLP  
GL Hearn  
GLP  
GM Environment Team  
GM Local Enterprise Partnership  
GMCA – Mayor of Greater Manchester  
GMCA - Planning and Housing  
GMCC  
Goshawk

Greater Manchester Ecological Unit  
Greater Manchester Local Nature Partnership  
Greater Manchester Minerals and Waste Planning Unit  
Greater Manchester Older Peoples Network Housing and Neighbourhoods Working Group  
Hale Civic Society  
Harlex Property  
HCA  
Health and Safety Executive  
HEREF Trafford Park Property Unit Trust (Harbert)  
HIMOR (Carrington) Ltd  
Historic England  
Hollins Strategic Land  
Home Builders Federation  
Homes England  
Housebuilder Consortium  
HOW Planning LLP  
Iceni Projects  
Indigo Planning Ltd  
intu Properties PLC  
Jigsaw Homes Group  
John Walley Property Consultants  
Jones Homes North West  
Jumani Holdings  
Kingward Investments  
Lambert Smith Hampton  
Lichfields  
Lidl Great Britain  
Little Bollington with Agden Community Council  
Love Old Trafford  
Ludlam Associates  
Lymm Neighbourhood Planning Group

Lymm Parish Council  
Lyondell Basell - Carrington  
Maddox Planning  
Maloneview (Sale) Limited  
Manchester Airports Group  
Manchester and Salford Ramblers  
Manchester City Council  
Manchester United Football Club  
Marine Management Organisation  
Maybern  
MC Construction  
Merlin Architectural Ltd  
Millington, Rostherne and Tatton Parish Council  
Mining Remediation Authority (formerly The Coal Authority)  
MJF Pension Trustees Ltd  
Montagu Evans LLP  
Moor Nook Park  
Morland Capital Partners  
Mosaic Town Planning  
Mulbury Homes  
My Flixton Neighbourhood Planning Group  
National Gas Transmission  
National Grid  
National Grid Land and Property  
National Highways  
National Trust  
National Trust, North Region  
Natural England  
Network Rail  
Nexus Planning Ltd  
NHS England North

NJL Consulting  
North Quays Business Park Executive Pension Plan  
North West Ambulance Service  
NPL Group  
Office of Rail and Road  
Old Trafford & Stretford Partnership  
Oldham MBC  
P&D Northern Steels Ltd Executive Pension Fund  
Parliament – MP Wythenshawe and Sale East - Mike Kane  
Partington Parish Council  
Partnership Enabling Group  
Paul Butler Associates  
Peak and Northern Footpaths Society  
Peel Energy Ltd  
Peel Holdings  
Peel Holdings (Land and Property) Limited  
Peel Investments (North) Limited  
Pegasus Group  
Persimmon Homes  
PHD Design  
Pioneer Property Services  
Plainview Planning Ltd  
Planinfo  
Planware Ltd  
Positive Partington Partnership  
Profectus Town Planning  
Ramblers Association (Manchester & High Peak)  
Rapleys LLP  
Redrow Homes Ltd  
Resolve106  
Richborough

Ridgeway Nurseries  
Ringway Golf Club  
Ringway Parish Council  
Rixton with Glazebrook Parish Council  
Rochdale MBC, Strategic Planning Service  
Rostherne Parish Council  
Royal London Asset Management  
Sale Golf Club  
Salford City Council  
Satplan  
Savills  
Scottish Power (MANWEB) SP Energy Networks  
Senior Community Action  
Sirius Planning  
South Trafford Partnership  
SP Energy Networks  
Spawforths (representing Himor Carrington)  
Sport England  
St Modwen Strategic Land & Regeneration  
Stantec UK  
Steven Abbot Associates LLP (on behalf of P Longworth)  
Stockport MBC  
Story Homes Ltd  
Stretford M32  
Strong Communities  
Tameside Council - Strategic Planning  
Taurus Investment Holdings Ltd in partnership with Orbit and Mountpark  
Tetlow King Planning  
Tetra Tech  
The Cedar Rest Home Ltd  
The Derwent Group

The Emerson Group

The Land Trust

The Planning Bureau Limited

The Showmen's Guild of Great Britain

The Strategic Land Group Ltd

The Theatres Trust

Theatres Trust

Three

Trafford Arts Association

Trafford Clinical Commissioning Group

Trafford Council: Access Trafford, All Age Commissioning, Heritage and Design, Place, Pollution and Housing, Public Health,

Trafford Disability Advisory Group

Trafford Green Party

Trans Pennine Trail Partnership

Transport for Greater Manchester

Tree Residents Association

Turley (representing Peel Land and Property)

U+I Group Plc

United Utilities Property Services

United Utilities Water Ltd

Urmston Partnership

VirginLand by Ringley

Vodafone and O2

Voluntary & Community Action Trafford

Walton & Co

Warburton Parish Council

Warrington BC

Wigan Council

Woodland Trust

Woodsend Community Association

Woolston Parish Council

WSP (representing Redrow Homes)

Your Housing Group

## Appendix 2 – Response Form

[WNDP-comment-form.pdf](#)



TRAFFORD  
COUNCIL

### **Draft Warburton Neighbourhood Development Plan 2025 – 2039**

#### **Regulation 16 Consultation Response Form**

Warburton Parish was formally designated by Trafford Council as a 'Neighbourhood Plan Area' in March 2019.

Warburton Parish Council submitted the draft Warburton Neighbourhood Development Plan (WNDP) 2025-2039 to the council on 28<sup>th</sup> February 2025.

The submission from Warburton Parish Council includes:

- Final submission letter
- WNP Submission NDP
- Appendix 4: Design Guidance and Codes
- Basic Conditions Statement
- Consultation Statement
- HRA Screening Report Updated Feb 25
- SEA Screening Report Updated Feb 25

These documents can be accessed online and a paper copy is available at Partington Library or on request (please contact Strategic Planning).

Trafford Council is carrying out a consultation from **Tuesday 15<sup>th</sup> April until Tuesday 3<sup>rd</sup> June 2025** and is inviting comments on the submitted plan.

Following the Consultation, the comments received will be passed to an independent examiner, to be appointed by Trafford Council, who will consider the representations and determine if the draft Plan should be put to a community referendum.

#### **Data protection**

We maintain a database of consultees who wish to be kept informed about planning policy matters such as the Local Plan. Individuals or organisations that would like to be added to or removed from our consultation database should email [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk) or contact us by telephone on [0161 912 3149](tel:01619123149).

In responding to consultations your contact details will automatically be added to the consultation database (if not already held). However, we will not automatically notify you of future consultations unless you 'opt in' on your consultation response.

If you do not state you want to be on the consultation database, it will be assumed that you do not wish to be notified of future consultations.

All comments received during Strategic Planning consultations will be held by us for the production of the document that is being consulted on and they will be available to view publicly (including on our website). Comments cannot be treated as confidential. Your personal information such as your postal and email address will not be published, but your name and organisation (if relevant) will.

**👉 The Council is keen to promote the submission of comments electronically and would encourage anyone with appropriate facilities to make their responses in this way.**

**This form is an editable PDF document and you can type in your comments and return it as an e-mail attachment to [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk).**

Alternatively, completed comment forms can be returned by post to the address below:  
Strategic Planning, Trafford Council, Trafford Town Hall, Talbot Road, Stretford, M32 0TH

**Contact Details**

Name: \_\_\_\_\_

Organisation (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Email: \_\_\_\_\_

Agent Name (if applicable): \_\_\_\_\_

Organisation (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Email: \_\_\_\_\_

**Question 1**

Do you support, oppose or have general comments about the plan?

Support

Object

General Comment

*Please provide your comments below - continue on to a separate sheet if required. If you are objecting, please set out what changes you consider are necessary to ensure the plan meets the Basic Conditions.*

**Question 2**

Would you like to be notified of Trafford Council's decision to 'make' the Warburton Neighbourhood Development Plan?

Yes       No

**Question 3**

Do you wish to be added to the consultation database and kept informed about planning policy matters such as the Local Plan?

Yes       No

## Appendix 3 – Summary of Representations

Separate document

Appendix 4 – Trafford Council’s Regulation 16 Consultation response  
Separate document

## Appendix 5 – Redacted Responses

Separate document

## Appendix 6 – Map 10 as amended

Separate document