

# INDEPENDENT EXAMINATION OF THE WARBURTON

## NEIGHBOURHOOD DEVELOPMENT PLAN

EXAMINER: Andrew Freeman BSc (Hons) DipTP DipEM FRTPI

Examination Ref: 01/AF/WNP

Paul Beckmann  
Chair Warburton Parish Council

Leanne Turner  
Senior Strategic Planning Officer  
Trafford Council

Via email

7 July 2025

Dear Mr Beckmann and Ms Turner

Following the submission of the Warburton Neighbourhood Development Plan (the Plan/the NDP) for examination, I would like to clarify several initial procedural matters. I also have a number of questions for Warburton Parish Council (WPC) to which I would like to receive a written response(s) by **Monday 21 July 2025**, if possible.

### 1. Examination Documentation

I can confirm that I am satisfied that I have received the draft Plan and accompanying documentation, including the Basic Conditions Statement; the Consultation Statement; the Strategic Environmental Assessment Screening Report; the Habitats Regulations Assessment Screening Report; and the Regulation 16 representations, to enable me to undertake the examination.

The Plan was submitted to Trafford Council on 28 February 2025. All references in this examination will read across to the December 2023 version of the National Planning Policy Framework (NPPF). Whilst a revised NPPF was published on 12 December 2024, Paragraph 239 of that document includes transitional arrangements for neighbourhood plans, stating that the new NPPF only applies to neighbourhood plans submitted to the Local Planning Authority after 12 March 2025.

### 2. Site Visit

I will aim to carry out a site visit to the neighbourhood plan area during week commencing 28 July 2025. The site visit will assist in my assessment of the draft Plan, including the issues identified in the representations.

The visit will be undertaken unaccompanied. It is very important that I am not approached to discuss any aspects of the Plan or the neighbourhood area, as this may be perceived to prejudice my independence and risk compromising the fairness of the examination process.

I may have some additional questions, following my site visit, which I will set out in writing should I require any further clarification.

### 3. Written Representations

At this stage, I consider the examination can be conducted solely by the written representations procedure, without the need for a hearing. However, I will reserve the option to convene a hearing

should a matter(s) come to light where I consider that a hearing is necessary to ensure the adequate examination of an issue, or to ensure that a person has a fair chance to put a case.

#### 4. Further Clarification

From my initial assessment of the Plan and supporting documents, I have identified a number of matters where I require some additional information from WPC.

I have 15 questions seeking further clarification, which I have set out in the Annex to this letter. I would be grateful if you can seek to provide a written response(s) by **Monday 21 July 2025**.

#### 5. Examination Timetable

As you will be aware, the intention is to examine the Plan (including conduct of the site visit) with a view to providing a draft report (for 'fact checking') within around 6 – 8 weeks of submission of the draft Plan. However, as I have raised a number of questions, I must provide you with sufficient opportunity to reply. Consequentially, and dependent on when you are in a position to respond, the examination timetable may be extended. Please be assured that I will aim to mitigate any delay, should it arise, as far as is practicable. The IPe office team will seek to keep you updated on the anticipated delivery date of the draft report.

If you have any process questions related to the conduct of the examination, which you would like me to address, please do not hesitate to contact the office team in the first instance.

In the interests of transparency, may I prevail upon you to ensure that a copy of this letter is placed on the Parish Council and Trafford Council websites.

Thank you in advance for your assistance.

Yours sincerely

*Andrew Freeman*

Examiner

## ANNEX

From my initial reading of the Warburton Neighbourhood Development Plan, the supporting evidence and the representations that have been made to the Plan, I have the following questions for WPC. I have requested the submission of responses by **Monday 21 July 2025**, although an earlier response would be much appreciated.

Where I am requesting additional clarification, suggested text and similar, this is with a view to informing the specific terms of any relevant examiner modifications that I may recommend. Accordingly, all of the points set out below flow from the requirement to satisfy the Basic Conditions.

### Questions for Warburton Parish Council

1. Policy W1 – Landscape views: My copies of the Plan (Figure 2) and Design Guidance and Codes (Figure 12) are not of a quality adequate for reviewing the policy on the ground. Please supply a clear, map-based plan that, in particular, shows the points from where the views should be observed.
2. Policy W1 – “intrinsic local landscape character”: Is this the character as described in Section 3.3.1 of the Design Guidance and Codes or something else?
3. Policy W1: In the light of the comments of Trafford Council and Redrow Homes, is the reference to a 30m belt of woodland appropriate?
4. Policy W2: Is the boundary of the Deer Park (Map 3) identified by the green line?
5. Policy W2 – assets “not limited to” those listed: How is an applicant expected to identify “historic landscape assets” that are not listed in the policy?
6. Policy W2: For the historic landscape assets as listed in the policy, please supply me with the corresponding number of the assets as listed in the key to Map 3. It is not possible to identify and locate the assets solely from their description. There needs to be clarity over the assets covered by the policy.
7. Policy W3: On Map 5, are the Indicative Wildlife Corridors to be taken as “areas of high distinctiveness habitats”?
8. Policy W3 – second paragraph: Are “identified wildlife areas” those that are shown on Maps 4 and 5 or something else?
9. Policy W4: Are the “areas of deep peat” identified somewhere?
10. Policy W5: I will need to be clear as to the areas to which the policy relates. Figure 5 in my copy of the NDP does not have that clarity. Please provide me with a map-based plan that shows both the extent of the PfE JPA 30 New Carrington allocation and the areas regarded as being in close proximity to the relevant farming developments.
11. Policy W6: In the light of the comments of Trafford Council, should the first paragraph of the policy be deleted?

- 12.** Policy W8: Please provide me with a copy of Map 2 from the Conservation Area Management Plan.
- 13.** Policy W12: Please respond to the comments of Trafford Council and Redrow Homes with regard to site LGS W12/2, Coroner's Wood.
- 14.** Policy W14 – Energy Proposals: What is the justification for avoiding (presumably all) productive agricultural land?
- 15.** Policy W15 – “loss of one of these community facilities”. Does the policy mean that the loss of not more than one of the facilities would be acceptable or is the policy presuming against the loss of any one of the facilities?