



## **WARBURTON NEIGHBOURHOOD DEVELOPMENT PLAN**

### **REGULATION 18(2) DECISION STATEMENT**

#### **1. Introduction**

- 1.1. This document is the decision statement required to be prepared under Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended). It sets out the Council's response to each of the recommendations contained within the Report to Trafford Council of the independent examination of the Warburton Neighbourhood Development Plan (WNDP) by independent Examiner Andrew S Freeman, which was submitted to the Council on 10 October 2025.
- 1.2. This decision statement, the independent Examiner's Report and Warburton Neighbourhood Development Plan (in accordance with paragraph 10 of Schedule 4B to the 1990 Act (as applied by section 38A of the 2004 Act) and Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended)) can be viewed as follows:
- Trafford Council's website at:  
<https://www.trafford.gov.uk/planning/planning-policy-and-strategy/neighbourhood-planning/warburton-neighbourhood-plan>
  - Partington Library and Wellbeing Centre, 91 Central Road, Partington, M31 4FY (Monday, Tuesday, Thursday, Friday – 10am – 5pm, Saturday 10am – 4pm, Wednesday & Sunday Closed)
  - In hard copy on request at Trafford Town Hall, Talbot Road, Stretford, M32 0TH

#### **2. Background**

- 2.1. Warburton Parish was designated as a neighbourhood area by Trafford Council on 4 March 2019. Warburton Parish Council submitted their draft Neighbourhood Development Plan 2025-2039 to Trafford Council on 28 February 2025. The Council held a public consultation (Regulation 16) for a period of seven weeks running between Tuesday 15 April and Tuesday 3 June 2025.

- 2.2. Mr Andrew S Freeman BSc (Hones) DipTP DipEM FRTPI was appointed by the Council, with consent of Warburton Parish Council, in June 2025 to undertake the independent examination of the WNDP and to prepare a report of the independent examination.
- 2.3. The Examiner examined the WNDP by way of written representations supported by an unaccompanied site visit of the Neighbourhood Plan Area. Clarification on a number of issues was sought from Warburton Parish Council, and Trafford Council during the Examination process.
- 2.4. An additional focussed public consultation was required during the examination in relation to the proposed Local Green Space known as “Part of Coroner’s Wood, Warburton”. This consultation ran for four-weeks between 11 August 2025 and 9 September 2025.
- 2.5. An Independent Examination commenced on 30 June.
- 2.6. The Examiner’s Report was formally submitted to the Council on 10 October 2025. The Report concludes that subject to making the modifications recommended by the Examiner, the Plan meets the basic conditions set out in the legislation and should proceed to referendum.
- 2.7. Following receipt of the Examiner’s Report, legislation requires that the Council consider each of the modifications recommended, the reasons for them, and decide what action to take. The Council is also required to consider whether to extend the area to which the referendum is to take place.

### **3. Decision**

- 3.1. The Examiner has concluded that, with certain modifications, the WNDP meets the Basic Conditions and other relevant legal requirements.
- 3.2. Having considered each of the recommendations made in the Examiner’s Report and the reasons for them, the Council, has decided to accept all of the Examiner’s recommended modifications to the draft WNDP. These are set out in Table 1 below.
- 3.3. This decision was made by the Executive Member for Economy and Regeneration on 25 November 2025. This was a delegated decision due to a local by-election.
- 3.4. The WNDP can now proceed to referendum. The Council agrees with the Examiner’s recommendation that the area for the referendum should be that of the Neighbourhood Area as designated by the Council on 04 March 2019.

3.5. To meet the requirements of the Localism Act 2011, the Council will hold a referendum which poses the following question:

- Do you want Trafford Council to use the neighbourhood plan for Warburton to help it decide planning applications in the neighbourhood area?

3.6. The proposed date for the referendum is Thursday 12 February 2026.

Table 1: Examiner’s Recommended Modifications

Proposed modification number (PM)	Page no/ other reference	Modification	Decision
PM1	Pages 24 and 25	<p>In Policy W1, replace “should” with “shall” throughout the policy.</p> <p>Replace the first sentence of the second bullet point with the following:</p> <p>“Any development within the key view corridors (as identified in Figure 2 of the WNDP and Figure 12 in the Warburton Design Guidance and Codes) shall be sympathetic to the character and appearance of the landscape.”</p> <p>Make similar revisions in the Design Guidance and Codes.</p> <p>At the end of the sentence referring to “intrinsic local landscape character”, add</p> <p>“as identified and described in Section 3.3.1 of the Warburton Design Guidance and Codes”.</p> <p>Replace Figure 2 in the Neighbourhood Development Plan and Figure 12 in the Design Guidance and Codes with the updated version provided on 24 July 2025.<sup>1</sup></p>	Make change to the plan

<sup>1</sup> View at: <https://www.trafford.gov.uk/planning/strategic-planning/docs/Warburton-Neighbourhood-Plan/Photograph-locations-as-per-Figure-2.pdf>

		<p>Replace the final sentence of the policy with the following:</p> <p>“A substantial belt of woodland, marking the southern and eastern boundaries of the development sites is also required. This landscape buffer shall be designed to screen the housing development at Warburton Lane and to avoid visual impacts on the former deer park from the housing.”</p>	
PM2	Page 30	<p>At the end of the first sentence of Policy W2, add “together with such heritage assets of archaeological interest as may be discovered in the future.” Delete the remainder of the policy.</p> <p>Add the green line (Park boundary) to the key to Map 3.</p>	Make change to the plan
PM3	Pages 37 and 38	<p>In the first sentence of Policy W3, replace “Maps 4 and 5” with “Map 4”.</p> <p>In the second paragraph, after “identified wildlife areas” insert “(Maps 4 and 5)”.</p> <p>At the end of the first sentence after the numbered examples, add “located within the Warburton Neighbourhood Plan Area”. In the same paragraph, after “These include wildlife corridors”, add “(Map 5)”; and, after “areas of high or medium</p>	Make change to the plan

		habitat distinctiveness outside the wildlife corridors”, add “(Map 4)”.	
PM4	Pages 38 and 44	<p>Policy W4, amend second paragraph to read:</p> <p>“Development proposals within Warburton Moss (indicatively identified on Map 6) must undertake hydrological and ground investigations to determine the extent and quality of any peat to minimise any impacts on areas of deep peat and inform the potential for restoration.”</p> <p>Amend Paragraph 5.1.34 to read:</p> <p>“The likely extent of Warburton Moss within the Parish is shown on Map 6 as Warburton Moss Landscape Area.”</p>	Make change to the plan
PM5	Page 49	<p>In relation to Policy W5, replace Figure 5 with the updated version of this figure provided on 24 July 2025.<sup>2</sup></p> <p>In paragraph 2 of the policy, after the words “In addition,”, insert the following:</p> <p>“and subject to the delivery of residential development at Warburton Lane at an average residential density of 25 dph.”</p>	Make change to the plan

<sup>2</sup> View at: <https://www.trafford.gov.uk/planning/strategic-planning/docs/Warburton-Neighbourhood-Plan/Supporting-images.pdf>

PM6	Page 51	<p>Replace the first paragraph of Policy W6 with the following:</p> <p>“Proposals affecting designated heritage assets should be in accordance with such design principles (Warburton Design Guidance and Codes Part 3.2 Heritage Assets (Appendix 4 of Warburton Neighbourhood Development Plan)) as are relevant to designated heritage assets.”</p> <p>To the explanatory text, add an explanation saying why not all the design principles in Part 3.2 of the Design Guidance and Codes are relevant to designated heritage assets.</p>	Make change to the plan
PM7	Page 52	<p>Modify the first sentence of Policy W7 so that it reads,</p> <p>“A candidate list of buildings and structures identified as non-designated heritage assets is included in Appendix 3 of the Warburton Neighbourhood Development Plan.”</p>	Make change to the plan
PM8	Page 56	<p>In Policy W9, delete “potential” before “archaeological interest”.</p>	Make change to the plan
PM9	Page 63	<p>In the third paragraph of Policy W11, after “developer contributions”, change “wherever possible” to “wherever appropriate”.</p>	Make change to the plan
PM10	Pages 65 and 66	<p>In Policy W12, at the end of the paragraph following the bullet points, add</p>	Make change to the plan

		<p>“; also, the provision of footpath links across LGS2, Part of Coroner’s Wood, Warburton”.</p> <p>Remove reference to the site “Land off Moss Lane and adjacent to Warburton Lane” from Policy W12 and elsewhere in the draft Neighbourhood Development Plan.</p> <p>Transpose the correct delineation of the boundary of LGS2 Part of Coroner’s Wood, Warburton (as shown on Map 1 of the Clarification Note<sup>3</sup>) onto Map 10: Local Green Spaces.</p>	
PM11	Page 70	<p>Replace the second paragraph of Policy W14 with the following:</p> <p>“Such schemes should avoid the best and most versatile agricultural land.”</p>	Make change to the plan
PM12	Page 72	<p>In Policy W15, replace “the loss of one of these community facilities” with “the loss of any one of these community facilities”.</p>	Make change to the plan

<sup>3</sup> Local Green Space W12/2 Part of Coroner’s Wood - Focussed Consultation Monday 11 August – Tuesday 09 September 2025: <https://www.trafford.gov.uk/planning/strategic-planning/docs/Warburton-Neighbourhood-Plan/Clarification-Note-Re-LGS-W12.2-v1.3.pdf>