

# Why Warburton Lane?

## Urban grain

Partington began life as a small rural settlement but was transformed when a large number of houses were built to accommodate Manchester City Council residents. The expansion of the settlement north has taken it up to the Manchester Ship Canal and the former Cadishead railway line. Future growth of Partington to meet the identified needs, must therefore logically take place to the south and east of the settlement.

## Policy context

The Green Belt boundary around Partington is tightly drawn along its eastern extents, but at the southern extent of the settlement, the Green Belt boundary excludes land to the south of Partington Sports village or Broadoak School, or to the south of Red Brook beyond Oak Road. Instead, this land has been set aside as “Protected Open Land”, which is intended for accommodating future development needs.

The whole of Partington is designated as a “Priority Regeneration Area” to encourage future growth of the settlement of both new housing and new employment opportunities.

## Transport connections

Partington is well served by public transport with direct bus services operating to Altrincham, Trafford Centre, Urmston, Stretford and Manchester, on either a 20 or 30 minute frequency.

## Local services

Partington is identified as a local centre within the Core Strategy, and provides a good range of shops, services and facilities including a Tesco Express and other convenience stores, Post Office, newsagents, a bakery, a chemist, a bank, a café, sporting and community facilities and primary and secondary schools.

In light of the above, the site is well placed, to accommodate additional homes which can support these existing future amenities, and existing transport services in the area, without the need to amend the Green Belt boundary in this location.

