



Introduction

New Places

Design codes for New Places as defined on the Area Coding Plan

Introduction

New Places are an opportunity to reverse past design mistakes which have delivered unsustainable and unwelcoming urban environments. A well considered, layered approach should be taken when shaping the development. When planning New Places, a simple layered approach will deliver a successful masterplan outcome which is holistic in its outcome. The New Place should sit seamlessly into its environment, landscape and/or urban setting.

New places are sites which are specifically allocated in the development plan (either adopted or emerging). These 'New Places', 'High Density, High Rise' and 'Low Density, Low Rise' – comprise Pomona, Trafford Wharfside and Trafford Waters which are identified as Strategic Locations in the adopted Core Strategy, the Civic Quarter with its own Area Action Plan, plus the

Contents

[Landscape led Vision](#)

[Urban Structure](#)

[Movement Framework](#)

[Mix of Uses](#)

[Density and Form](#)

now well advanced New Carrington and Timperley Wedge allocations from Places for Everyone.

New Places

Landscape led Vision

Apartment buildings can often be incongruous with the surrounding context. Therefore careful consideration is required when thinking about their elevation, form and profile.

Codes

Context and identity

Landscape strategy

Retain and enhance existing landscape features

Green corridors

Landscape coding requirements

NPV 1 Context and identity

All New Places must have a positive and coherent identity which complements the relevant Trafford Place, area type, existing landscape and/or urban context.

Description

Well-designed places are influenced positively by the surrounding landscape character, urban grain, patterns of built form and the local vernacular. Developments do not need to copy their surroundings in every way and should have their own distinct identity. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems. Development proposals must reflect both their allocated Area Type and the character of the Trafford Place where the site is located.

Where developments are located towards the edges of New Places they should transition and integrate sensitively into their wider surroundings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Context character appraisal (may be incorporated in the Design and Access Statement).

NPV 2 Landscape strategy

The development of new places and neighbourhoods must be designed around a landscape led strategy that incorporates a network of public spaces with key corridors and routes defined through the design of the landscape.

Description

The layout and design of New Places must be based on a landscape led approach. The character and identity of a New Place starts to be determined by the siting of developments in the wider landscape which together with the landscape structure within the site informs the layout and grain – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks.

Provide a hierarchy of spaces that include parks, squares and greens and pocket parks.

Consider the purpose of the landscape and cater for different needs and users, whether for wildlife to thrive, for play or for relaxation.

A development should complement and enhance the existing landscape and look to ensure that a range of open spaces are created that are intrinsic to the design of the place. Green infrastructure and landscape should be used as a primary tool to enhance quality and connect to the site's surroundings.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Site Wide Landscape Strategy (may be incorporated into the Design and Access Statement)
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NPV 3

Retain and enhance existing landscape features

In designing New Places, applicants must demonstrate that they have maximised opportunities to retain existing landscape features, including field boundaries, hedgerows, trees, and their settings.

Description

These features should be incorporated into development layouts, street patterns and open spaces.

Natural features and habitats such as trees, hedgerows, and other mature vegetation contribute to a sense of place and need to be retained and enhanced.

Give precedent to existing landscape features and character when shaping plans for sites of any size. This can include long views and areas of landscape beyond the development boundaries. Consider what kinds of spaces exist in the surrounding area in order to define provision within the proposed site to ensure appropriate and balanced provision. Identify and preserve areas that have high ecological importance, particularly ancient and traditional landscapes.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Area types:

- In New Places – High Density, High Rise existing landscape features may include historic boundary walls and other boundary features, lost urban grain and current and historic open space.

Documents required:

- Existing and proposed site and landscaping plans
- Heritage assessment if required by the Council’s Validation Checklist
- Code requirement signposted in the Design and Access Statement

NPV 3 Green corridors

The development of new places and neighbourhoods must consider the protection of existing green corridors and integration of new green corridors to promote active travel and the movement of wildlife. These corridors can include landscape buffers, linear parks, green streets, back streets or embankments.

Description

The creation of a network of green spaces and other green infrastructure such as green corridors and street trees, which provide multiple benefits for biodiversity, nature, recreation, climate change resilience and support health and wellbeing

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Area types:

- In New Places – High Density, High Rise the enhancement of the canal network should be considered as an opportunity for a green corridor.

Documents required:

- Existing and proposed site and landscaping plans
- Code requirement signposted in the Design and Access Statement.

NPV 5 Landscape coding requirements

The applicant must demonstrate that the proposed layout has been informed by a site wide landscape strategy, that includes landscaping proposals, sustainable drainage systems and biodiversity net gain requirements which comply with the best practice guide and coding requirements set out in the ‘Landscape, Nature and Public Realm’ section of this code.

Description

Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well–designed places. Natural features can include elements such as natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water. Trafford’s identity is largely characterised by the extensive tree cover and mature planting across the Borough. These places have been created in the past through the bold visions of previous generations. To maintain this identity it is important that this tradition is continued.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Site Wide Landscaping Strategy (may be incorporated in the Design and Access Statement)

New Places

Urban Structure

New places are defined as large scale new or regenerated communities, usually requiring a new urban structure to be formed. This includes the pattern or arrangement of development blocks, the streets, buildings, open spaces and landscapes which make up urban areas. It is the interrelationship between these elements, rather than their particular characteristics, that bond together and make a place.

The urban structure is important as it lays the foundation for the detailed design that follows. When successful it provides a coherent framework which forms the basis of the design of individual elements bringing them together to create coherent, characterful and unique places.

The urban structure of each place will be subtly different and larger sites should be planned in a way

Codes

Defining spaces

Creating a skyline

Views, vistas and landmarks

that complements and responds to its strategic and immediate context. When planning New Places, a simple layered approach will deliver a successful masterplan which is holistic in its outcome.

NPUS 1 Defining spaces

Where buildings are proposed around the edge of public open spaces, their principal elevations must provide an active frontage. Active frontages can include residential frontages, commercial or retail uses.

Description

Active frontages can provide informal surveillance opportunities improving the safety of an area and creating vitality through the presence and interaction of people. The inclusion of commercial and retail active frontages can also contribute to the delivery of a mix of day and night time uses. The requirement to provide active frontages will vary by area type and will likely be higher in the denser area of New Places and existing areas. In high density areas there should be a clear distinction between public and private spaces, both physically and visually.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Site plan
- Landscaping plan

- Floor plans
 - Elevations
 - Code requirement signposted in the Design and Access Statement.
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NPUS 2 Creating a skyline

Tall buildings must be sited in a manner that ensures a coherent skyline is delivered.

Description

Long distance views should be considered. See guidance on tall buildings regarding the width and vertical proportion of tall buildings. It is recommended that tall buildings are tall with small footprints and an elevation design that emphasises vertical proportions.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- Not relevant in New Places – Low Rise, Low Density as tall buildings are not appropriate.

Documents required:

- Context character appraisal
 - Long distance views / skyline assessment (may form part of the Design and Access Statement).
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NPUS 3 Views, vistas and landmarks

Applicants must demonstrate that they have maximised opportunities to protect existing views, vistas and landmarks and create new views into, within and out of the New Place.

Description

Developers should look for opportunities to link the development site with its surroundings and create a visual connection between areas. Creating new views, and protecting and strengthening existing views can help to create a sense of place, aid legibility and make wayfinding easier.

Compliance

Applicants should identify the key existing views, vistas and landmarks relevant to the application (with assistance through the pre-application process if necessary) and analyse the impact of the development upon them. Where a site is in a conservation area, the relevant views identified in the Conservation Area Appraisal / Management Plan should be used as a minimum. Consideration should be given to changes in level which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Documents required:

- Views analysis document (may be incorporated within the Design and Access Statement)
 - TVIA and verified views in accordance with requirements in the Council's adopted Validation Checklist.
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Movement Framework

The movement framework provides the template for how places operate. It should inform the street and active travel network, access, uses and density of the development, amongst other things. A successful movement framework will make clear and easy connections between existing and new routes and facilities; make provision for the different kinds of movement generated; and provide the maximum choice for how people will make their journeys.

Codes

Connections to wider area

Street network

NPMF 1 Connections to wider area

The development of new places must create a network of permeable streets and connections that prioritise active travel. Developments must maximise opportunities to either re-establish lost routes and/or create new linkages into, through, and out to surrounding places.

Description

A successful movement framework will make clear and easy connections between new routes and existing routes and places. Connections must allow for different kinds of movement that prioritise pedestrians and segregate cyclists where appropriate. Routes must be well landscaped.

Compliance

Applicants should demonstrate how the site's internal movement network is connected to the wider area for both vehicles and active travel and how the layout is legible to those both using and passing through the site. Applicants should demonstrate how this fits in with a masterplan or Design Framework for the whole of the site.

Development types:

- Not required where the size of the site is such that wayfinding is not necessary.

Documents required:

- Site plan
- Landscaping plan
- Connectivity plan
- Code requirement signposted in the Design and Access Statement.

NPMF 2 Street network

The development of new places must create a network of permeable streets and connections that prioritise active travel.

Description

Connections must allow for different kinds of movement that prioritise pedestrians and segregate cyclists where appropriate. Routes must be well landscaped.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Development types:

- Not required where the size of the site is such that permeability is not necessary.

Documents required:

- Site plan
- Landscaping plan
- Connectivity plan
- Code requirement signposted in the Design and Access Statement.

New Places

Mix of Uses

Traditionally towns have organically grown around centres of activity, new neighbourhoods should be no different. A range of local services and facilities is required in the right place for communities and neighbourhoods to thrive. Services and facilities should be conveniently located and within walking distance, becoming a new focal point.

Very often the success of a place lies in its ability to be known for a particular activity or mix of uses. The potential to form an identity for a place through its use

Codes

Mix of uses

Active land uses

Lifecycle

and/or character should be explored, engaging with local communities where possible.

NPMU 1 Mix of Uses

Development must maximise opportunities to provide a variety of homes, local services and facilities to create a well designed place for the whole community.

Description

Successful communities require a range and variety of local services and community facilities including schools, nurseries, workplaces, healthcare, spiritual, recreational, civic and commercial uses. Mixed-use development creates an active and vibrant place with an intensity that feels like a centre or destination. Opportunities to bring people and communities closer together are encouraged. Space should be provided in developments for community events and gatherings. Consider communal ways of living such as the provision of allotments or shared facilities. Where possible communities should be involved in the design of new neighbourhoods.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Documents required:

- Accommodation schedule
 - Code requirement signposted in the Design and Access Statement
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NPMU 2 Active land uses

Land uses should be chosen that create activity throughout the day and evening.

Description

Streets and spaces should be well supervised with activity of people throughout the day and importantly into the evening. This will require a varied mix of land uses on ground floors of all buildings, with priority for land uses that generate people activity for long periods of the day, ideally into the evening. Where commercial uses are not feasible, then residential entrances and activity at ground floor should be prioritised.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with.

Area types:

- In New Places – Low Rise, Low Density residential streets with good connectivity to services will be considered to comply with this requirement.

Documents required:

- Accommodation schedule
 - Site plan
 - Floor plans
 - Code requirement signposted in the Design and Access Statement
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Density and Form

The creation of more sustainable places which offer a high quality of life requires a consideration of density, whilst creating an appropriate balance between building coverage, amenity space and public realm provision. This is particularly true when looking to create vibrant new neighbourhoods and communities.

The aim should not be to achieve a given density, but to create a design led solution which delivers attractive places and generates a critical mass of people in key areas, particularly around central or sustainably located areas. All areas, including low density, low rise New Places, should consider a range of densities to create interest and diversity in the urban form and the communities who will live there.

Codes

Building coverage on plots

Grading density

NPDF 1 Building coverage on plots

Applicants must demonstrate that an appropriate balance has been struck between building coverage and open space or public realm provision.

Description

Applicants must avoid buildings that are too close to site boundaries and appear cramped and overbearing. Existing building lines must be respected.

Schemes must create a sense of place by providing sufficient attractive public realm or amenity space in addition to high quality landscaping. Sites must not be dominated by car parking whilst buildings must have a quality hard and soft landscaped setting and must not be dominated by car parking or effectively sit in a car park. Sufficient space within the site should be allowed for a quality landscaping planted in accordance with the landscape requirements of this code.

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Site plan
- Landscaping plan
- Floor plans
- Code requirement signposted in the Design and Access Statement

NPDF 2 Mixed densities

Applicants must demonstrate that a mix of densities has been provided within a development.

Description

Density should be mixed to protect amenity of neighbours, emphasise key views, support facilities and use density to increase public transport use whenever possible

Compliance

Applicants should demonstrate in their submission how this element of the code has been complied with, including how this element fits in with a masterplan or Design Framework for the place as a whole.

Documents required:

- Accommodation schedule
- Code requirement signposted in the Design and Access Statement.