

Trafford Local Plan: Supplementary Planning Document 7 (SPD 7) - Trafford Design Code



TRAFFORD
COUNCIL

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BARNES
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Capita



New Places

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

Introduction

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 Area Action Plan, and New Carrington (with the exception of land south of the Red Brook) and Davenport Green allocations in Places for Everyone.

When planning New Places, a simple layered approach which includes masterplanning will deliver a successful holistic outcome.

Height and density parameters in New Places will be set through development plan policies and masterplanning.

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Landscape-led Vision

The presence and proximity to landscape is important for health and well-being. The creation of high-quality landscape is vital for development, playing an intrinsic role in establishing a sense of place through the creation of enhanced natural and urban environments. Development should not be quantum led but informed by landscape-led placemaking principles.

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NPV 1 Context and identity

All development in New Places must have a positive and coherent identity which complements the relevant Trafford Place, Area Type, existing landscape or urban context.

Description

Well-designed places are influenced positively by the surrounding landscape character, urban grain, patterns of built form, well defined spaces 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-led strategy

The development of New Places and neighbourhoods must be designed around a landscape-led strategy that optimises opportunities to retain existing landscape features and their settings, and incorporates a network of public spaces with key corridors and routes defined through the design of the landscape.

Description

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.

The layout and design of New Places must be based on a landscape-led approach that considers the impact of the development on the wider landscape, offers views to landscape beyond the development boundaries, provides landscape and

spaces within the site, a movement network, street pattern and an appropriate urban grain.

Existing landscape features, such as field boundaries, hedgerows, trees, and their settings, contribute to a sense of place and should be incorporated into development layouts, street patterns and open spaces.

Consider the purpose of the landscape and cater for different needs and users, whether for wildlife, play or relaxation. Applicants should provide a hierarchy of spaces that could include parks, squares, greens and pocket parks, and identify and preserve areas of 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 existing landscape features may include historic boundary walls and other boundary features, lost urban grain and current and historic open space.

Documents required:

- Site Wide Landscape Strategy
- Heritage assessment if required by the Council's Validation Checklist

NPV 3 Green corridors

The development of New Places and neighbourhoods must optimise opportunities to protect existing and integrate new green corridors to promote active travel and the movement of wildlife.

Description

The protection of existing and creation of new green corridors, together with the provision of a network of green spaces and other green infrastructure will provide multiple benefits for biodiversity, nature, recreation, climate resilience and also support health and well-being. These corridors can include landscape buffers, linear parks, green streets, back streets or embankments, and for example the former Carrington 'Rides'.

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.
- In New Places – Low Density, Low Rise the retention of hedgerows, tree belts and the Carrington ‘Rides’ should be seen as an opportunity to create a distinct sense of place.

Documents required:

- Site Wide Landscape Strategy

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.

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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 optimise 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 walking, wheeling and cycling where appropriate. Routes must be safe and well landscaped.

Refer to [Streets for All | Bee Network | Powered by TfGM](#)

Compliance

Applicants should demonstrate how the site's internal movement network is connected to the wider area for both vehicles and active travel modes and how the layout is legible to those 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
- Active Travel Statement
- Site Wide Landscape Strategy

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 landscapes, open spaces, development blocks, the streets and buildings, which make up urban areas. It is the interrelationship between these elements, not just their particular characteristics that bond together and make a place.

The urban structure should be designed around a landscape-led strategy in order to deliver a positive and coherent identity and lay 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.

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Urban structure characteristics

- Development should be informed by landscape-led placemaking principles;
 - A clear movement framework;
 - Careful consideration of density;
 - A range of local services and facilities, ideally within walking distance, or otherwise accessible public transport;
 - Consideration of views into and out of the site.
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NPUS 1 Layout and identity

Applicants must demonstrate how their development will deliver a sense of place with a clear character and identity.

Description

The identity of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them.

Local character makes places distinctive and memorable and helps people to find their way around. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.

Design decisions at all levels and scales shape the identity and character of a new place or building and help to create a memorable sense of place. It starts to be determined by the siting of development in the wider landscape, then by the layout and grain – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, proportions, design, materials, details, patterns and colours of buildings and landscape. In this way, it creates a coherent identity for residents and communities to identify with.

Compliance

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

Documents required:

- Context character appraisal (may be incorporated into the Design and Access Statement)
- Masterplan
- Site plan
- Site Wide Landscape Strategy
- Elevations as appropriate

NPUS 2 Defining spaces with built form

All new spaces must be defined by buildings which provide an active frontage to the space.

Description

All new spaces should be defined by buildings that front on to the space in order to provide a sense of enclosure.

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
- Site Wide Landscape Strategy
- Floor plans
- Elevations

NPUS 3 Creating a skyline

Tall buildings must be sited in a manner that delivers a coherent skyline in accordance with an approved masterplan.

Description

The provision of tall buildings should follow the established principles of group composition, such as noticeable stepping down in height, scale and grain around cluster edges to achieve an acceptable relationship with existing buildings.

Tall buildings should be elegant with a slender form to emphasise verticality, with a carefully considered termination point which positively contributes to the skyline.

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 (may be incorporated into the Design and Access Statement)
 - Long distance views / skyline assessment (may form part of the Design and Access Statement)
 - Townscape Visual Impact Assessment
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NPUS 4 Views, vistas and landmarks

Applicants must demonstrate that they have optimised 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 topography which may produce unexpected views. Applicants must show, where relevant, what new views will be created in or through the development.

Documents required:

- TVIA in accordance with requirements in the Council's adopted Validation Checklist
- Accurate visual representations in accordance with requirements set out in the Council's adopted Validation Checklist

Mix of uses

Traditionally towns have grown organically 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.

Codes

[Mix of uses](#)

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 New Place through its use and/or character should be explored, engaging with local communities where possible.

NPMU 1 Mix of uses

Development must optimise opportunities to provide a mix 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 to support daily life, encourage social integration and deliver socially inclusive places.

Well-designed mixed-use developments create active and vibrant places. Mixed – use developments should incorporate a mix of uses centred around a focal point that delivers activity through the day and night.

Opportunities to bring people and communities closer together through the layout, form, appearance and inter-relationship of uses should be optimised.

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
 - Site layout plan
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