



Well-Designed Places

Policy BE1: Design

- A. Development must be of a high standard of design and construction and make a positive contribution to the character and distinctiveness of the borough.
- B. All development must clearly demonstrate where appropriate, via a written submission to the satisfaction of the Council, how the proposal would be compatible with the surrounding area, by:
 - i. Ensuring built form, layout, massing, scale, height and materiality are appropriate to the development's function and local context;
 - ii. Making best use of opportunities to enhance the character and quality of the immediate area, including where appropriate the street scene; and
 - iii. Not adversely impacting the amenities and / or operations of existing occupiers / land uses by virtue of overbearing, overshadowing, overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.
- C. Proposals must also promote sustainable development, by:
 - i. Locating development in well-connected areas, accessible via good public transport links and, where possible, high quality active travel links.
 - ii. Reducing potential carbon emissions through the application of the energy hierarchy, as outlined in PfE Policy JP-S2;



- D. Where appropriate, incorporate multi-functional green spaces which provide both biodiversity habitat benefits and improved natural capacity to mitigate the impacts of a changing climate, as required by Policies GI6 and GI10.
- E. Development proposals must be designed to be safe and inclusive for all by:
 - i. Ensuring buildings and spaces are designed in a way to be inclusive to different users (e.g. age, gender, mental and physical ability) through reducing physical barriers and where possible, create opportunities for community activity and interaction.
 - ii. Where appropriate, ensuring that streets and public spaces are designed to provide safe and attractive environments for those walking, wheeling and cycling.
 - iii. Ensuring built form is designed in a way that reduces opportunities for crime and avoids or minimises real and perceived danger as far as possible, through measures such as passive and natural surveillance, active frontages, and effective lighting.
 - iv. Where appropriate, addresses resilience to terrorism and natural hazards in a manner which is proportionate to the threat and the size and nature of the development.

Places for Everyone Links

JP-P1

Relevant Strategic Objectives

SO3 and SO10

- 12.6. Trafford consists of a varied network of places, both urban and rural, with strong and established identities. A key challenge for this Local Plan will be to ensure that the existing local character and charm of Trafford's built, and natural environments are maintained and enhanced, whilst ensuring that the delivery of needed homes, jobs, services and facilities are provided to support local communities.



- 12.7. Good design is a fundamental part of achieving many of the aims of the Plan. Good design is not just about creating aesthetically pleasing buildings, it is about placemaking and strengthening the connection between people and the places they share, promoting a sense of identity and helping to improve people's health and well-being. It should also strengthen existing historic and natural environments where possible and leave a long-term positive legacy.
- 12.8. Fundamental to good design is also the transition to net zero carbon development. This means encouraging a range of measures that secure energy efficiency and energy generation so that buildings operate without adding to greenhouse gas emissions, are constructed in ways that use natural resources prudently and enable future occupants to travel and live in ways that can help them to reduce their carbon footprint.
- 12.9. High quality design is fundamental to achieving all of the above, and the Council will expect all development proposals to be of the highest quality practically possible. To ensure this takes place the Council will encourage early engagement in the planning process for all major proposals, proposals in areas sensitive to change, and proposals involving potentially sensitive uses.
- 12.10. Supporting the Local Plan, the Council adopted its first Trafford Design Code in 2024. The document sets out additional design guidance which reflects and responds to the unique character and appearance of Trafford's localities. The Council will expect all development proposals to take into consideration the relevant elements of the Trafford Design Code, and any equivalent future design related documents.

Consultation Question 12-1

Do you support Policy BE1? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.