

Response ID ANON-QM14-3QZS-M

Submitted to Trafford Design Guide
Submitted on 2022-08-14 15:15:16

Introduction

1 Are you responding?

On behalf of an organisation

Contact Details - Individual

2 What is your name?

Name:
Marj Powner

3 What is your email address?

Email:
marj.powner@gmail.com

4 Where do you live?

Central Trafford (Sale, Sale Moor, Ashton on Mersey and Brooklands)

Contact Details - Organisation

7 What is your organisation?

Organisation:
Friends of Carrington Moss

8 What is their email address?

Please add the email address:
friendsofcarringtonmoss@gmail.com

Design Guide - Chapter One

9 With reference to Chapter 1: Introduction, how clear and understandable are the aims and objectives of the Trafford Design Guide?

Somewhat clear

Additional comments:

This version is a good start for the Design Guide, but there are gaps and corrections needed. The words "where possible" should, for example, be removed from the end of the "Protect and Enhance the Environment" summary on page 10.
Is this Design Guide only aimed at development of homes, not employment sites? If so, it needs to explicitly say so. If it is aimed at both, then there needs to be some emphasis on the development of sites for employment.

10 Are the aims and objectives of the Trafford Design Guide the correct focus for the document?

Yes

Additional comments:

but as mentioned above, there are gaps/corrections needed (more if this Design Guide is aimed at all development, not just homes). Sustainable movement, for example, is about freight as well as passengers and individuals. In addition, more primacy should be given to the Resilience Objective - Leading with Landscape is all very well but if there is a plan to, for example, concrete over Trafford's key areas which mitigate against climate change (such as Carrington Moss), that will not be a sustainable solution nor will it leave a legacy which protects our children and grandchildren!

11 Do you have any further comments on Chapter 1: (Introduction) of the Trafford Design Guide?

Additional Comments of Introduction:

It is great to see that future designs will be "a collaborative endeavour, with the community engaged in shaping emerging proposals". This has not been our experience to date.

The Innovation Objective summary is light on content. Will Trafford work with communities to identify innovative approaches and solutions that support the aims of the Design Guide?

The Design Guide is aimed at Applicants, Planning Committee and Council Officers, what is being prepared to help communities contribute to the planning process?

Chapter Two: Strategic Design Principles

12 Do the eight Strategic Design Principles provide a solid foundation for tackling design issues in development?

Yes

Additional comments:

Great starter for 10. Comments:

Refining Streets (page 24) should make reference to ensuring active travel users are not impacted by air pollution.

The graphic on page 24 suggests Trafford will not be prioritising drivers in their future developments which is absolutely right and needs to be emphasised in all future documents. It should be noted that putting walking, cycling and horse riding paths alongside a major road (like the proposed Carrington Relief Road) is not healthy, not safe nor is it "the most enjoyable way to move around"!

In Design Together, the words "where possible" should be removed from the paragraph on page 30. It should never not be possible to give communities the "opportunity to contribute to shaping the development".

In Connected Neighbourhoods, take out the words "where possible" in the first item.

If planned development is not near to existing urban centres and/or transport hubs, then a transport hub should be created as part of the development coming forward (otherwise the development will not be sustainable) and note this applies to freight as well as passengers. So, sites where significant HGV traffic can be anticipated (like New Carrington) should be looking at rail options, not putting all those carbon creating and highly polluting vehicles on local roads next to active travel users!

13 Are there any additional principles that you would add to the existing eight?

Yes

Additional principles:

A principle aimed specifically at those who are planning employment development rather than homes, unless a separate guide is intended for those planning applications. Perhaps named Sustainable, Resilient Employment or similar.

Reference should be made to the implications of causing additional air, noise or light pollution or other impacts that cause stress or health/wellbeing issues or reduce life expectancy.

14 Do you have any further comments on Chapter 2: (Strategic Design Principles) of the Trafford Design Guide?

Yes

Additional Comments regarding Chapter Two:

Will these Strategic Design Principles fully apply to any planning applications that come forward in New Carrington and Timperley Wedge (the Allocations in Places for Everyone).

Whilst I recognise this is not your graphic, just a comment that it is poor to consider that nature can be "optimised". (Graphic "A well designed place" page 21).

Chapter Three: Trafford's Places

15 Do the different building types and styles identified reflect the character of Trafford correctly?

Yes

Additional comments:

I don't think the 1970s style housing that is seen in Sale West is shown.

16 Does 'Trafford's Places' identify the different character areas of Trafford correctly?

No

Additional comments:

The Green Belt between Sale West and Carrington/Partington/Warburton should be characterised separately from Carrington/Partington and Rural Trafford. Carrington and Warburton Mosses are very different to the areas that surround them.

17 Does the character analysis properly reflect the character of the places?

No

Additional comments:

I think Sale West is poorly described - I do not believe Sale West forms a barrier between Sale and Carrington Moss, rather that it is the key access point to the extensive walking, cycling and horse riding routes available on Carrington Moss, including the Transpennine Trail.

The description of Carrington Moss is also very poorly articulated.

Carrington Moss is the largest natural capital and climate mitigation asset in Trafford, the ecosystem services it provides are extensive. It hosts a variety of habitats which provide the breeding and feeding grounds for some of the most endangered creatures on the planet, including the willow tit and the water vole. In 1995, an extensive academic survey revealed there was over 325 hectares of peat at significant depths in the area and there are a number of conservation sites on and around the moss (some are formally recognised SBIs or SSSIs). Much of the area is flooded for many months each year, providing an important water store and wetland habitats and protecting local homes from flooding.

Carrington Moss also has historical value, the Victorians used it for dumping night soil and refuse, the remnants of the train tracks remain. In the Second World War it was used as a decoy bombing site to save the centre of Manchester.

There are extensive landscape views and one of the key ecosystem services is its health and wellbeing benefits, with many Trafford residents using it regularly for walking, cycling and horse riding.

18 Do you have any comments on the character analysis of Old Trafford and Stretford?

No

Additional comments:

19 Do you have any comments on the character analysis of Sale and Surrounds?

No

Additional comments:

See response 17 above

20 Do you have any comments on the character analysis of Altrincham and Around?

No

Additional comments:

21 Do you have any comments on the character analysis of Rural Trafford?

No

Additional comments:

22 Do you have any comments on the character analysis of Carrington and Partington?

No

Additional comments:

See response 17 above

23 Do you have any comments on the character analysis of Urmston, Flixton and Davyhulme?

No

Additional comments:

24 Do you have any comments on the character analysis of Trafford Park?

No

Additional comments:

25 Do you have any further comments regarding Chapter 3: (Trafford Places) of the Trafford Design Guide?

Yes

Additional comments:

Please specifically review these descriptions with local residents and, where applicable, Parish Councils. There are inconsistencies in the descriptions (eg page 78 and 80 make different observations about Carrington).

Chapter Four: Design Requirements

26 Is the section Design Requirements the correct focus for the Trafford Design Guide?

Yes

Additional comments:

27 Do you have any comments on the section Shaping Places?

Yes

Additional comments:

Page 110 says "Active travel options should therefore be prioritised in and around accessible locations such as town centres and transport hubs." Why only in those locations - shouldn't active travel be prioritised everywhere?

Page 115: Surely new Connector Roads (such as the Carrington Relief Road), will not have features such as shops, especially if they are prioritising vehicles. Active travel routes should be separated from the road by vegetation, including trees and hedges, to minimise the impact of air and noise pollution. Traffic speeds should be minimised, especially in areas where there is expected to be horse riders as well as other active travel users.

28 Do you have any comments on the section Designing Homes?

No

Additional comments:

29 Do you have any comments on the section Designing Tall Buildings?

No

Additional comments:

30 Do you have any comments on the section Commercial and Non-residential buildings?

No

Additional comments:

31 Do you have any comments on the section Thinking Sustainably?

Yes

Additional comments:

Sustainability is not just about the design and construction of the buildings, it is also about (for example) the change of land use, the availability of sustainable passenger and freight transport options, and the enhancement of ecology/biodiversity on the site. Whilst these are mentioned elsewhere, it is important to acknowledge them in this section.

32 Do you have any comments on the section Access and Servicing?

No

Additional comments:

33 Do you have any comments on the section Bicycle Storage?

No

Additional comments:

34 Do you have any comments on the section Car Parking?

Yes

Additional comments:

Whilst I believe car parking should be minimised to promote sustainable transport choices and reduce the land-take of development, improving the affordability, reliability, and coverage of public transport is essential to achieve modal shift.

35 Do you have any further comments on Chapter 4: (Design Requirements) of the Trafford Design Guide?

Yes

Additional comments:

Take out all the instances of the words "where possible" - if it is possible to avoid taking the action described, it needs to be set out in a different way! Page 118, for example, suggests engaging with communities should only be done where possible - why? It should be done - period! (This same issue is reflected in the checklist on page 125).

Chapter Five: Implementation and Delivery

36 Do you have any comments on Chapter 5: Implementation and Delivery of the Trafford Design Guide?

Yes

Additional comments:

There should be some emphasis on the monitoring arrangements to ensure planning conditions are fully met.

How will new Government requirements be incorporated into this Guidance (for example the recently published Decarbonising Transport states that "We will drive decarbonisation and transport improvements at a local level by making quantifiable carbon reductions a fundamental part of local transport planning and funding" - how will such requirements be reflected in the Design Guide?

The guide overall

37 Is the Trafford Design Guide understandable and useable?

Yes

Additional comments:

I think this is a good first draft and I hope community comments will be considered in the updated version.

38 The Trafford Design Guide will be followed by a future Trafford Design Code. Using the definitions of the Guide and Code, as well as your own knowledge, is there anything in the Guide you think should instead be incorporated into a Design Code?

No

Additional comments:

39 Do you have any further comments on the Trafford Design Guide overall?

Yes

Additional comments:

A section for communities to help them understand the planning ecosystem and how they can contribute would be useful.

Please take out all the instances of the words "where possible" throughout the document. If it is possible to avoid taking the action described, it needs to be set out in a different way!

Future notifications

40 Do you wish to be notified when the Trafford Design Guide is adopted by the Council?

Yes, I would like to be notified

41 The Council maintains a database of consultees who wish to be kept informed about planning policy matters such as the Local Plan, Area Action Plans and Supplementary Planning Documents. In responding to this consultation, your details will automatically be added to the consultation database if not already held. However, the Council will not automatically inform you of future consultations unless you 'opt-in'.

Yes, I would like to opt in