



05

Implementation and Delivery

Overview

The National Design Guide highlights that “the underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities”.

In addition the NPPF clearly states that applications that fail to take the opportunities available for improving the character and quality of an area and the way it functions, should be refused.

Therefore, good design is a fundamental and integral part of the development process and must be considered from the outset to ensure a positive outcome. In order for this to be achieved a rigorous design process should be established and followed.

The following sets out the key considerations for successfully applying the recommendations in this guide.

Comply or justify

It is generally expected that all proposals will follow the guidance presented in this document and those that do are more likely to navigate the planning process quickly and successfully.

The guidance is not intended to be a burden on designers, indeed Trafford Council wishes to encourage creative, innovative and exemplar design solutions. However where proposals differ from the guidance a clear and thorough justification should be given for those exceptions.

The design process

Design should be rigorous and follow a clear and demonstrable process which should be evidenced in a design and access statement.

Correct professional advice and input should be sought by a collaborative team which engages with The Council throughout the process in order to achieve a successful planning output.

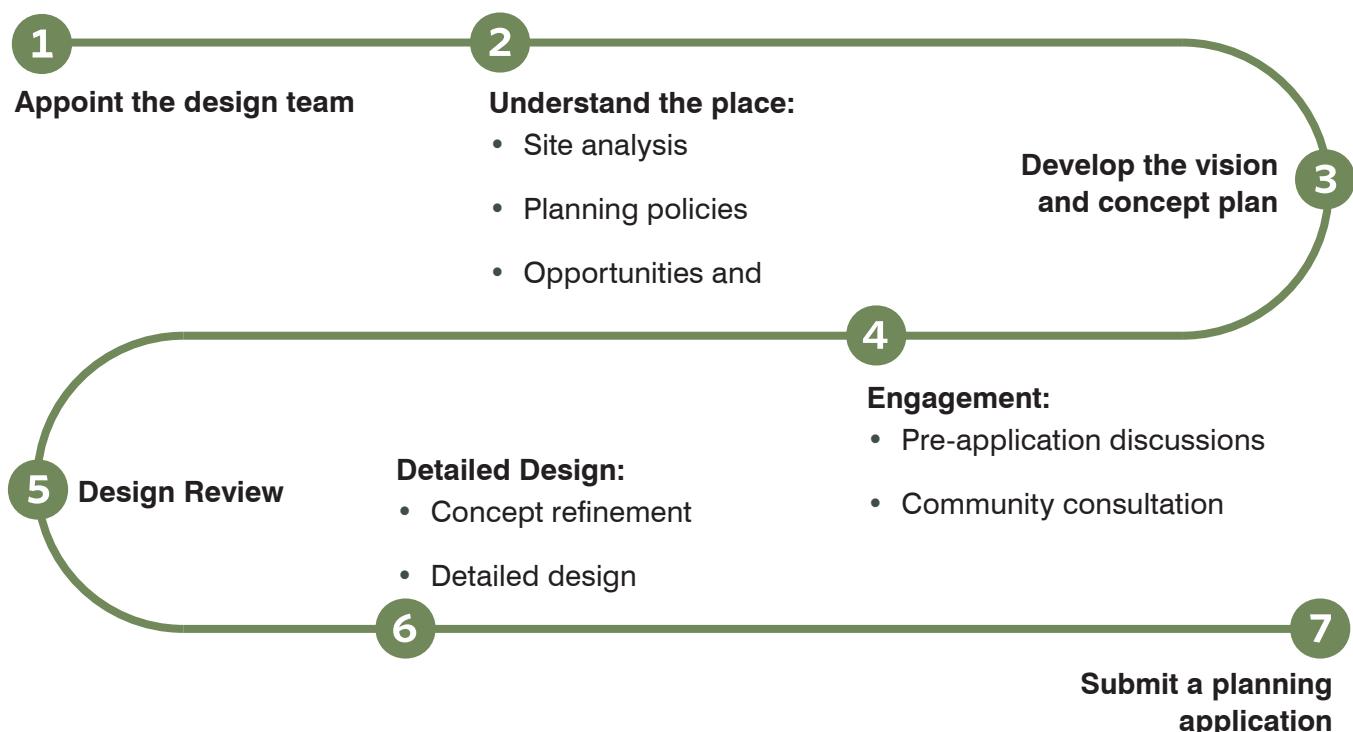
Further details on the stages of the design process are described in the following pages.

Viability assessments

There may be occasions where the principles set out in this guide impact upon the viability and deliverability of a development.. In such circumstances, in accordance with paragraph 57 of the NPPF, there may be an opportunity for an applicant to argue a case for non-compliance on the individual viability of a scheme, but only when an open book approach to the viability appraisal is adopted.

This does not, however, exempt the developer from utilising the appropriate professional inputs or adopting the design process

The design process



advocated in this guide in order to achieve the high quality design outcomes required by the NPPF and National Design Guide.

Post application and conditions

When development proposals are granted planning permission, The Council will use appropriate conditions to ensure that the design quality of development is achieved.

For outline proposals, The Council will seek to agree certain development fixes which may take the form of a development framework or masterplan. In this

context, a condition will require subsequent reserved matters applications to relate to key masterplan design principles and parameter drawings. In the case of larger sites, the Council will, through an appropriate condition, require further details to be submitted in the form of a design code in order to ensure that control over the design quality of reserved matters applications is retained.

For detailed applications, conditions will require further details to ensure a quality outcome on specific aspects, including materials and landscape specifications.

Value engineering and quality in delivery

Value engineering is important in ensuring feasibility and best value is achieved for elements of proposals however it should not be a process which compromises the design quality of proposals.

The Council will resist subsequent applications for minor amendments or to vary extant permissions or conditions that are likely to undermine design quality.

The Design Process in Detail

All proposals should follow the design process:

1. Appoint the design team

Designing new developments should be a collaborative and creative process informed by a range of disciplines. Designs should be shaped by the skills and ideas of a carefully selected team of experts, including as a minimum:

- Developer/agent;
- Architect;
- Town planner;
- Urban designer;
- Landscape architect;
- Heritage expert;
- Highway engineer;
- Ecologist;
- Viability consultant.

It should be noted that other technical experts may need to be drawn into the design process and that the level of input needs to be proportionate to the scale and type of development and site context.

2. Understanding the Place

Once the design team has been appointed, a thorough understanding of the site and its context should be undertaken. This should include a review of relevant planning policies to establish the suitability of the site for development and any guidance on the form that it should take.

Consideration should also be given to how the proposals relate to the adjacent built and natural environment, as well as how the proposals can be worked to take into account of the features and any constraints of the site and its setting.

3. Develop vision and concept plan

Successful developments are underpinned by a guiding vision. Once established, the vision will anchor and guide the design team and enable it to communicate clearly and simply what the development is seeking to achieve.

The vision should be accompanied by a high level concept plan that illustrates in a clear way the key design features that drive the layout of the proposed development and how it relates to the surrounding context.

Together the vision and the concept plan should sum up the kind of place that will be created.

4. Engagement

The vision and concept plan should allow the developer to present the basic structure of the proposals, and the thinking behind them, to a range of audiences, including:

- Pre-application discussions with The Council – It is important to engage council planning officers at the outset and at key project milestones throughout any project. These discussions can confirm whether the principle of development is acceptable and provide clarity on the format, type and level of detail required to enable an application to be determined. The pre-application discussions should ultimately lead to a more efficient process and desirable design solution.
- Community consultation – applicants will always be encouraged to consider the benefits of involving the community in developing their proposals. Suggested engagement methods include questionnaires and surveys, public exhibitions or meetings, workshops with community groups, websites and site notices. For larger scale proposals, The

Council strongly encourage a two stage public consultation process – both at the concept and more detailed design stages.

5. Design review and social value

The design review process is a well-established way of improving the quality of design of development and is advocated by the NPPF and national Design Guide. It essentially involves reviewing scheme proposals with an independent, multi-disciplinary panel of build environment experts. Schemes can be reviewed at all stages of the planning application process, although a review at the concept stage often helps to add more value to the design.

Whilst reviewing design quality, Trafford encourage a review of social value. This should consider the social impact of the development; including skills, learning, job creation, access to amenity and other key indicators.

6. Detailed design

The scheme should be refined in light of pre-application discussions, community consultation and design review feedback. Applicants will be expected to outline all consultation responses and how these have been considered.

Design revisions will also need to take into account necessary mitigation responses identified by the technical team. Final designs will also need to have been shaped by a consideration of how the development can be future-proofed e.g. taking into account the durability of materials and planting used, through to providing a long term strategy for any on site energy generation maintenance.

7. Submit planning application

The level of information that The Council will require the applicant to submit as part of the planning application will depend on the scale and nature of the proposal.

Reference should be made to the Validation Checklist on Trafford Council's website to understand the documents that will need to be submitted: <https://www.trafford.gov.uk/planning/planning-for-householders/docs/validation-checklist-november-2018.pdf> .

A Design and Access Statement is required for both outline and full applications. This should describe the scheme proposals and how they have evolved, detailing how site context and engagement feedback have been accounted for.

For outline applications, design codes for major developments, such as elevation detailing, should be included. In larger developments, a masterplan should be agreed and conditioned for use in setting the design quality for subsequent reserved matters applications.

For full applications, architect's drawings that provide sufficient clarity on particular design features will be required.