



THE
ENVIRONMENT
PARTNERSHIP

RH/3/B

**Appeal by Redrow Homes Ltd
Land at Warburton Lane, Trafford**

PINS reference APP/Q4245/W/19/3243720

LPA reference 98031/OUT/19

**Proof of Evidence of Narada Haralambous
BA(Hons) DIPLA CMLI**

Design

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1.0 Introduction

- 1.1 My name is Narada Haralambous and I am the Appellant's expert witness on matters of design.
- 1.2 I am an Associate Landscape Architect and Urban Designer at The Environment Partnership (TEP) Ltd with qualifications comprising a BA (Hons) First Class in Landscape Architecture and a Diploma in Landscape Architecture with Distinction. I have been a Chartered Member of the Landscape Institute (Design) since 2007 and I am a member of the Urban Design Group.
- 1.3 I have over 15 years' experience in landscape and urban design, delivering material in support of planning applications. I have produced masterplans, development frameworks and design guidance for schemes including mixed-use, residential, retail, employment and leisure uses; working for clients in the public, private and voluntary sector.
- 1.4 The appeal is made against the non-determination by the local planning authority of application ref. 98031/OUT/19 which proposes: *Residential development of up to 400 dwellings, including the creation of new points of access, provision of formal and informal open space, ancillary landscaping, car parking and highway and drainage works. It is an outline application with all matters reserved with the exception of access.*
- 1.5 Design is a reserved matter, however a number of objections are intrinsically linked to matters of design and focus on the two full applications (ref. 98029/FUL/19 and ref. 98030/FUL/19) now withdrawn.
- 1.6 My evidence presents design matters detailing the evolution of the scheme in the application and its subsequent further development.
- 1.7 TEP were initially involved in developing the Parameters Plan submitted with the applications (dwg ref. IN6942.005A). This was based on site constraints and design proposals developed by Baldwin Design Ltd, on behalf of Redrow Homes Ltd. Baldwin Design Ltd where the lead designers for the applications up to submission of the outline application (ref. 98031/OUT/19) and two full applications (ref. 98029/FUL/19 and ref. 98030/FUL/19) now withdrawn.
- 1.8 Following consultation with Trafford Council and their concerns regarding the submitted designs, Redrow Homes Ltd considered a new approach to design was needed. Thus ending Baldwin Design Ltd's involvement in the applications and appointing TEP as lead designer.
- 1.9 My work has been to develop matters of design taking into account the concerns of other parties. My evidence is to demonstrate that a policy compliant design can be achieved on the site.
- 1.10 My evidence is structured as follows:
 - Chapter 2 analyses relevant planning policy relating to design;
 - Chapter 3 considers Trafford Council's reasons for refusal relating to design;

- Chapter 4 considers Warburton Parish Councils objections raised relating to design;
- Chapter 5 considers other representations relating to design; and
- Chapter 6 draws conclusions.

2.0 Design Policy

2.1 This chapter outlines the relevant policies relating to design.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

2.2 The revised NPPF (Core Document D1) Part 12 Achieving well-designed places emphasises the importance of good design in the creation of high quality buildings and places as outlined at paragraph 124.

PLANNING PRACTICE GUIDANCE

2.3 The PPG was launched on 6th March 2014 (revised July 2018) and replaces previous government guidance, bringing it together in one central location. The PPG supports the NPPF and provides guidance on all aspects of the planning system, including Design: process and tools.

National Design Guide

2.4 The National Design Guide 'Planning practice for beautiful, enduring and successful places' (NDG) (Core Document D3) was published by the Ministry of Housing, Communities & Local Government in October 2019 and forms part of the collection of planning practice guidance. It sets out the characteristics of well-designed places and demonstrates what good design means in practice. The ten characteristics identified are context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, and lifespan.

DEVELOPMENT PLAN

2.5 The 'Development Plan' for Trafford Council in respect of this application comprises the **Trafford Core Strategy** (adopted January 2012) (Core Document E2) and saved policies from the **Unitary Development Plan** (adopted June 2006) (Core Document E1).

2.6 The principal relevant core strategy policies relating to design are:

Core Policies

- L7: Design
- R3: Green Infrastructure
- R5: Open Space, Sport and Recreation

Supplementary Planning Guidance

- SPG1: New Residential Development (2004) (Core Document E7)
- SPG24: Crime and Security (2002) (Core Document E8)
- SPG30: Landscape Strategy (2004) (Core Document E9)
- Revised SPD1: Planning Obligations (2014) (Core Document E4)
- SPD3: Parking Standards and Design (2012) (Core Document E5)
- SPD5.20: Warburton Conservation Area Appraisal, Management Plan and Map (2016) (Core Document E6)

Non-Statutory Guidance

- Warburton Village Design Statement (Core Document E12)

GREATER MANCHESTER SPATIAL FRAMEWORK

- 2.7 The Greater Manchester Spatial Framework Revised Draft was published in January 2019. The Application Site lies within Policy GM Allocation 45 (New Carrington) (Core Document F1). This requires approximately 6,100 high quality residential units to be delivered. Developments should be delivered at an average density of 35 dwellings per hectare with a minimum of 30% affordable housing. New development should sensitively integrate with residential areas and respect the urban/rural fringe setting in terms of height, scale and siting.

OTHER RELEVANT DESIGN GUIDANCE

Building for Life 12

- 2.8 Building for Life 12 (BfL12) (Third Edition) (Core Document I2) was published in January 2015 and is a government-endorsed industry standard for well-designed homes and neighbourhoods. The document comprises 12 questions that are designed to be used as a way of structuring discussions about a proposed development, with the overall aim of raising design standards.
- 2.9 The Revised Design and Access Statement (December 2019) (DAS) (Core Document A51) includes an outline BfL12 assessment with a brief description as to how the scheme will seek to achieve a green score for each question. This updated the previous BfL12 assessment submitted with the original DAS produced by Baldwin Design Ltd.
- 2.10 An updated edition of Building for Life 12 was issued in July 2020 with a new name - Building for a Healthy Life (BHL) (Core Document I6). The original 12 point structure and underlying principles within BfL12 are at the heart of BHL. The new name reflects changes in legislation as well as refinements made to the 12 considerations in response to good practice and user feedback.
- 2.11 The new name also recognises that this latest edition has been written in partnership with Homes England, NHS England and NHS Improvement. BHL integrates the findings of the three-year Healthy New Towns Programme led by NHS England and NHS Improvement.
- 2.12 Many local authorities across the country have cited Building for Life 12 in their Local Plans and Supplementary Planning Documents. As BHL is the new name for Building for Life 12, local authorities can use BHL without having to rewrite existing policy documents.
- 2.13 An updated assessment based on BHL would be undertaken as part of any reserved matters application.

Manual for Streets

- 2.14 Manual for Streets (MfS) (Core Document H1) was published by the Department for Transport in 2007 to advise how the design of streets can be enhanced and how street design can help create better places with local distinctiveness and identity. MfS mainly focuses on lightly-trafficked residential streets. The document emphasises the importance of placing a high priority on meeting the needs of pedestrians, cyclists and public transport users.

Manual for Streets 2

- 2.15 The Chartered Institution of Highways and Transportation published Manual for Streets 2 (Core Document H2) in September 2010 as an accompanying guide to MfS. It builds upon the initial guidance and explores in greater detail where and how MfS' key principles can be applied to busier streets and non-trunk roads.

SUMMARY OF GUIDING PRINCIPLES

- 2.16 In summary the guiding principles relating to design policy aim to ensure that developments:
- Consider local context and enhance the surroundings (NPPF paragraph 127, NDG C1 and C2, Policy L7.1, BfL12 6);
 - Are attractive and distinctive, responding to local character whilst adding to the quality of the area to create character and identity (NPPF paragraph 127, NDG I1-3, Policy L7.1, BfL12 5);
 - Provide a coherent pattern of development that makes efficient use of land with appropriate building types and forms (layout, scale, density, height, and massing) (NPPF paragraph 127, NDG B1-3, Policy L7.1, BfL12 7);
 - Are accessible and easy to move around enhancing connections whilst providing an integrated network of routes with a clear structure and hierarchy of streets with well-considered parking, servicing and utilities (NPPF paragraph 127, NDG M1-3, Policy L7.2 and L7.5, BfL12 1);
 - Provide high quality open space whilst enhancing water management and biodiversity (NPPF paragraph 127, NDG N1-3, Policy L7.1 and L7.3, Policy R5, BfL12 11);
 - Create well-located, high quality and attractive public spaces that are well-designed and safe whilst supporting social interaction (NPPF paragraph 127, NDG P1-3, Policy L7.3 and L7.4, BfL12 11);
 - Provide a mix of home tenures, types and sizes that are socially inclusive (NPPF paragraph 127, NDG U1-3, Policy L7.5, BfL12 4);
 - Create well-designed homes and buildings that provide a comfortable and safe environment and relate well to external spaces and include attention to detail (NPPF paragraph 127, NDG H1-3, Policy L7.4 and L7.5, BfL12 12); and
 - Are efficient and resilient and made to last creating a sense of ownership (NPPF paragraph 127, NDG R1-3 and L1-3, Policy L7.5).

- 2.17 The Revised Design and Access Statement (December 2019) (DAS) (Core Document A51) sets out the design and access principles for the Proposed Development within the context of the relevant design policy outlined above. The document aims to explain how the Proposed Development has considered the site, its setting and how it can be accessed by a range of prospective users. The document is structured around the four steps identified by CABE guidance 'Design and Access Statements, How to write, read and use them'.

Context

- 2.18 In developing the proposals for the scheme a thorough analysis of context has been undertaken. This has considered the strategic and local context of the site providing analysis of the sites location in relation to local facilities, historic context, townscape character, landscape character, visual environment, access and movement and landform, as detailed in the DAS Section 3.

Local Facilities

- 2.19 I defer to Mr Roberts on matters of Highways and Accessibility. However, analysis of the site has considered the sites location in relation to local services and facilities in the centre of Partington which are acknowledged as being up to 1800m walk from the centre of each site. MfS paragraph 4.4.1 states that walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to 800m) walking distance. It continues however that this is not an upper limit and that walking replaces the greatest potential to replace short car trips, particularly those under 2km.
- 2.20 There are a number of local facilities within 800m of the Application Site including a secondary school, primary schools, play areas and parks, Partington Sports Village, community centre and the Fuse Centre. There is also a convenience store, fast food restaurants and bus stops within 400m of the site. Additional facilities within 1800m walk including Partington Shopping Centre, a health centre, pharmacy, Post Office and Children's Centre.
- 2.21 As detailed in the DAS p56 and p70 the design has sought to provide connections to local facilities where possible with provision of pedestrian and cycle connections through areas of open space, enhancing links east-west through the site and north-south through green corridors. Two potential pedestrian bridge connections are identified across Red Brook to the north of Site 1 and Site 2 to connect to Oak Road via Red Brook Wildlife Trail and Broadoak Meadow Walk. These bridge connections do not form part of the outline planning application as whilst considered beneficial to improve connectivity to Partington, they are not considered essential.

Historic Context and Townscape Character

- 2.22 An overview of the historic development of the site and surrounding settlement is detailed in the Revised DAS p17. The following pages 18-27 analyse the townscape character of Partington, Warburton, Warburton Lane and Moss Lane and Dunham Massey; taking account of layout, built form, local vernacular, boundaries and the relationship of dwellings with their surrounds through figure-ground studies. This identifies the characteristics most relevant to the site and identifies elements that should be considered within the design. In particular this establishes the need for the development proposals to respond to the local character found at the immediate boundaries of the site within Partington and along Warburton Lane and Moss Lane.
- 2.23 Section 7.3 of the DAS p68-69 details further how the proposals have been developed to create a new settlement edge with a strong relationship with Partington and a distinctive character that reflects the rural hinterland of Warburton village whilst integrating with Red Brook and Moss Lane. This is focused on six character areas.

Landscape Character and the Visual Environment

- 2.24 The development proposals have considered landscape character and the visual environment as detailed in the DAS p28-29. The Landscape Character Type describes the area as good quality arable and pastoral agricultural land with a semi-regular pattern of medium sized fields well defined by hawthorn hedges with a high proportion of hedgerow trees. Matters of landscape are addressed separately by Mr Grimshaw.

Access and Movement

- 2.25 The Revised DAS p34-36 considers access and movement within the site and the wider surroundings. This highlights public rights of way that cross the site and pedestrian routes and connections in the immediate surrounds, including the Partington Circular Walk, Red Brook Wildlife Trail and Broadoak Meadow Walk which are adjacent to the site. Cycle routes are also highlighted.

Identity

- 2.26 Analysis of the application site has considered the historic context and how settlement has evolved in the immediate surrounds (Revised DAS p17), along with an analysis of townscape character (Revised DAS p18-27) considering the surrounding areas of Partington, Warburton village, Moss Lane and Dunham Massey in order to fully understand the surrounding context.
- 2.27 This is detailed further in the Character and Identity section of the DAS on p57 and p68 outlining how the Parameters Plan aims for:
- Development to create a locally inspired character with a distinctive identity that reflects the local vernacular and materials of the surrounding properties in Partington, along Moss Lane and in the surrounding village of Warburton;
 - Create a series of focal spaces through the development to help define a hierarchy of streets and spaces that form a legible place with a strong identity. Focal spaces to strengthen development entrances and the core

through the use of green space, shared space public realm and focal buildings that define vistas;

- Retain vistas to the wider countryside and heritage assets including Warburton Toll Bridge, Pear Tree Cottage, Birch Cottage and Birch Farm; and
- Where possible retain visual connections with the existing settlement to the north and Moss Lane to the south.

Built Form

- 2.28 The Revised Parameters Plan has sought to consider built form land use through the provision of a coherent pattern of development that makes efficient use of land with:
- Development blocks to front onto existing roads, the wider countryside and Red Brook to create active frontages and retain views to Red Brook and the wider countryside;
 - Development set back from the southern and western edge to retain the rural character and vistas to heritage assets;
 - Use variations in density to create different character areas in keeping with the local vernacular; and
 - Scale to reflect existing built form with dwellings predominantly two storeys in height, with some two and half storey buildings with dormers in pitched roofs located away from the development edge;
- 2.29 Details of built form are a reserved matter, however the approach to delivering appropriate building types and forms (layout, scale, density, height, and massing) is detailed in the Revised DAS (Core Document A51) p56 Design Parameters, p62 Layout, p74 Density, Mix and Built Form and p76 Scale and Appearance.

Access and Movement

- 2.30 The Parameters Plan has sought to create a development that is accessible and easy to move around enhancing connections whilst providing an integrated network of routes with a clear structure and hierarchy of streets with well-considered parking, servicing and utilities. This is detailed in the Revised DAS p56 where proposed design parameters relating to access, movement and connections are set out. This includes identification of potential bridge connections to enhance links north to Partington.
- 2.31 Further details of how the indicative layout has provided an inclusive and well-connected development for pedestrians, cycles and vehicles is set out on pages 70-71 of the Revised DAS. In addition, page 72 of the Revised DAS sets out the parking strategy detailing how the design of the scheme has taken steps to try and ensure that parking can be accommodated in a way which has a reduced impact on the quality of the streetscene. Parking is predominantly indicated on plot, with driveway parking typically proposed to the side of houses and set back behind the building line with gardens to the front of houses.

Open Space and Recreation

- 2.32 The Parameters Plan provides a framework for the creation of high quality open space whilst enhancing water management and biodiversity. This creates a series of well-located, high quality and attractive public spaces that will be well-designed and safe whilst supporting social interaction. This is detailed in the Revised DAS p58 where proposed design parameters relating to landscape, trees and ecology are set out. Page 59 outlines the quantum of open space as 11.31ha meaning over 45% of the site area will be dedicated to open space provision in line with Policy R5 and in accordance with Fields in Trust Standard of 2.4ha per 1,000 population. Policy R5 requires a total of 4.31ha of open space meaning the total amount of open space provides 7ha more than the policy requirement.
- 2.33 The GI would deliver many functions including recreation, health and wellbeing, biodiversity and flood mitigation. The GI proposals for both sites would also provide an important contribution to the GMSF's GI network for Greater Manchester and they comply with Policy GM – G 2 by designing, managing, protecting and enhancing GI to deliver multiple benefits.
- 2.34 The Revised DAS pages 88-92 provide further detail on the landscape strategy for the site detailing how the design of the development has been formulated around a strong and legible landscape framework. This will provide an attractive setting to development, encourage walking and cycling, improve habitat and wildlife corridor connections and accommodate sustainable drainage requirements. The landscape strategy is also in accordance with GM Allocation 45.

Summary

- 2.35 I consider that this demonstrates how the Parameters Plan and Revised DAS has addressed the guiding principles relating to design policy, outlining maximum parameters within which a suitable development can be established.

3.0 Trafford Borough Council's Design Objections

ACCEPTABILITY OF OUTLINE AND LAYOUT (RFR2 and RFR6)

- 3.1 The Trafford Council Statement of Case RFR2 (Core Document C3) states that *'a parameters plan and indicative drawings are not sufficient in seeking to establish the acceptability of the scheme as a whole, in particular the amount, nature and location of on-site mitigation required'*. It continues at paragraph 5.14 that *'an outline permission here is unacceptable because it is not possible to assess the impacts and to determine whether an appropriate form of development can be delivered'*.
- 3.2 The application is in outline with all matters reserved except for access. All other matters including layout, scale, landscaping and appearance are reserved and therefore illustrative design principles are provided within the Revised DAS. The Revised Parameters Plan has been informed by analysis of the application site, planning policy context and consultation with Trafford Council and Places Matter Design Review. The Revised Parameters Plan sets out the maximum parameters for the development to be designed within and shows worst case. It is clear that a suitable development can be established within these parameters as detailed in the Revised DAS Section 7 Indicative Layout. I have not found anything to substantiate Trafford Council's assumptions that an outline application can't be considered on this site. If this were the case then it is difficult to understand why Trafford Council have continued to engage with the Appellant. In addition, GM Allocation 45 and ongoing works relating to the New Carrington Masterplan have established the principle of residential development coming forward on the appeal site.
- 3.3 It is also apparent that officer concerns detailed in paragraph 39 and 158 of the Trafford Council Committee Report (Core Document A62) largely relate to design components that form part of reserved matters and on-site mitigation. It is my opinion that many of these concerns have already been addressed within the Revised Parameters Plan and indicative proposals contained in Section 7 of the Revised DAS. Notwithstanding this, it is also my opinion that any further concerns relating to general layout, densities, house designs and materials, car parking and boundary treatments can be addressed through reserved matters.
- 3.4 Since submission of the application I have overseen numerous design changes, on behalf of the Appellant, in order to address officer concerns relating to design and feedback from the Design Review Panel (Core Document I1). These changes have included increasing the development density to 29 dwellings per hectare (dph) (net) by providing a greater range of house sizes, with more emphasis on 2 and 3 bed terraced and semi-detached units, in order that they better relate to Partington and make efficient use of land; as requested by the LPA in comments received 03/09/2019 prior to Design Review (Appendix 1) and on page 4 of the consultation response from Strategic Planning and Growth received 05/09/2019 (Appendix 2 p9). The density of 29dph is in line with SPG1: New Residential Development (Core Document E7) paragraph 3.1 which encourages densities of 30 to 50dph (net); and GM allocation 45 (Core Document F1) which requires an average density of 35dph across the site; whilst taking account of the sites location at the edge of the settlement boundary. The Parameters Plan allows space for a development to come forward that makes efficient use of land.

- 3.5 In considering open space provision the Proposed Development will provide 11.31ha of open space and recreation in line with Policy R5 and in accordance with Fields in Trust Standard of 2.4ha per 1,000 population. Policy R5 requires a total of 4.31ha of open space meaning the total amount of open space provides 7ha more than the policy requirement. Site 1 includes 6.3ha of GI, representing 52% of the site area, while Site 2 includes 5.01ha of GI, representing 40% of the site area. These areas of GI would become publically accessible compared with existing agricultural land which is not accessible (excepting the public rights of way). The GI would deliver many functions including recreation, health and wellbeing, biodiversity and flood mitigation. The GI proposals for both sites would also provide an important contribution to the GMSF's GI network for Greater Manchester and they comply with Policy GM – G 2 by designing, managing, protecting and enhancing GI to deliver multiple benefits.
- 3.6 Therefore, it is considered that the proposed land use (comprising developable area and green infrastructure) contained within the Revised Parameters Plan is in accordance with policy requirements.
- 3.7 Further changes have included production of a Revised DAS (Core Document A51) which outlines how development will reinforce local distinctiveness, recognise the individual characteristics of each site, seek to maximise opportunities to integrate with Partington and encourage wider community cohesiveness. The Trafford Council Committee Report (Core Document A62) paragraph 161 accepts that some progress has been made with the Revised Parameters Plan and acknowledges the introduction of some local vehicular access on Moss Lane, the introduction of undeveloped space in the vicinity of listed buildings and a further north-south green infrastructure corridor to Site 2. I consider these design responses provide on-site mitigation which seeks to address officer concerns and provide a suitable framework for a reserved matters application to come forward. At this point detailed matters relating to layout, scale and appearance can be addressed further. Further concerns relating to the sites integration with the rural landscape and the proposed development boundaries are addressed in the following paragraphs.
- 3.8 Based on the above it is clear that a suitable development can be established within the maximum parameters shown.

WELL-INTEGRATED DEVELOPMENT (RFR5 and RFR6)

- 3.9 The Trafford Council Statement of Case RFR5 and RFR6 paragraph 1.3 (Core Document C3) considers that the development boundaries do not have suitable landscape buffers and continues at paragraph 5.15 that the Revised '*Parameters Plan provides an arrangement of development that would not be well-integrated into the rural landscape, would not provide sufficient landscape buffers to sensitively redefine the settlement edge and would not provide a robust new boundary to the Green Belt*'.
- 3.10 The Officers Report to Committee paragraph 157 (Core Document A62) also considers that the '*northern boundary severely inhibits the scope for successful integration*' with Partington. The report continues, at paragraph 161, to raise concerns regarding development being proposed up to the southern and eastern edges of Site 1, and the southern, eastern and western boundaries of Site 2.

3.11 I consider that suitable landscape buffers have been incorporated within the Parameters Plan to ensure development can be well-integrated into the rural landscape and with Partington to the north. The following paragraphs outline how this has been addressed within the Parameters Plan and Revised DAS.

3.12 In relation to matters of landscape I defer to Mr Grimshaw. However, it is important to outline key aspects of landscape character when considering the design response.

Greater Manchester Landscape Character and Sensitivity Assessment (2018)

3.13 Trafford lies within the Greater Manchester Landscape Character and Sensitivity Assessment 2018 (Core Document I5) Landscape Character Type (LCT) Mosslands and Lowland Farmland. Within this the site is located within Landscape Character Area 44: Warburton and Carrington Mosses. The Greater Manchester Landscape Character and Sensitivity Assessment (GMLCSA) outlines guidance and opportunities for future development to consider within this LCT on page 70. Guidance relevant to the integration of proposed development includes:

- *“Utilise areas of existing woodland (e.g. moss woodlands, valley woodlands, woodland along settlement edges) to integrate new development into the landscape, avoiding sites designated for their nature conservation importance.*
- *Reintroduce hedgerow trees where appropriate.*
- *Utilise the screening effects of existing woodland to integrate development into the landscape where possible.*
- *Consider additional woodland planting to enhance landscape structure, soften the urban fringe, screen industrial areas and reduce the noise and visual impacts of motorway corridors, where appropriate. And*
- *Ensure it is in keeping with the mainly rural character of the landscape in terms of form, density and vernacular.”*

SPG 30: Landscape Strategy (2004)

3.14 The local landscape character assessment is contained within the Trafford Council SPG:30 Landscape Strategy (2004) (Core Document E9). The application site falls within the “Settled Sandlands” Landscape Character Type (LCT).

3.15 The policy guidelines for the Settled Sandlands LCT of relevance to design are listed on p11 of the SPG and include:

- *“Conserve, restore and maintain the pattern of hedgerows and hedgerow trees encouraging new planting and traditional management.*
- *Conserve the rural character of the area ensuring development integrates with the landscape and is of appropriate scale and design. Opportunities to screen existing buildings should be encouraged.*
- *Conserve the vernacular style retaining traditional feature in walls, gates etc.*
- *Conserve the pattern of roads retaining traditional features and encouraging more landscape opportunities.”*

GM Allocation 45: New Carrington

- 3.16 Policy GM Allocation 45: New Carrington (Core Document F1) outlines requirements for development to integrate with the rural setting, including:
- *“5. Ensure new development should sensitively integrate with residential areas;*
 - *10. Deliver a network of safe cycling and walking routes through the allocation;*
 - *13. Respect the urban/rural fringe setting in the design of the development, in terms of its height, scale and siting, and demonstrate high standards of urban design;*
 - *14. Provide a significant green corridor through the site which remains in the Green Belt to provide an area of enhanced and accessible green infrastructure;*
 - *15. Provide publically accessible green spaces within the development areas which will be protected from future development. Consideration will be given to identifying some of this land as Local Green Space;*
 - *16. Enhance and improve the role of existing green infrastructure, including woodland;*
 - *17. Minimise the loss of landscape features such as the rides, hedgerows and tree belts and enhance these landscape features to create defensible Green Belt boundaries.”*
- 3.17 The following paragraphs outline how the development proposals would be well integrated into the rural landscape and why the proposed treatment of the southern edge is appropriate and in keeping with policy guidance.
- 3.18 The GMLCSA p70 (Core Document I5) outlines that development should *‘consider additional woodland planting to enhance landscape structure, soften the urban fringe, screen industrial areas and reduce the noise and visual impacts of motorway corridors, where appropriate’*. This point is of particular importance when considering how development will integrate into the rural landscape and sensitively redefine the settlement edge. The guidance clearly states additional woodland planting should be considered to soften the urban fringe, with screening only suggested for industrial areas. This is what the Parameters Plan provides through the introduction of landscape buffers to the development edges. The Revised DAS p90 (Core Document A51) outlines how the landscape buffers should be treated with *‘the intention not to screen the residential development entirely from views, but to create an attractive settlement edge, with glimpsed and intermittent views of new homes, interspersed by green spaces and planting’*. How this has been addressed along each boundary is detailed later in this response.

- 3.19 The Parameters Plan retains existing trees within the site and utilises the existing woodland copse and hedgerow trees to the south of Site 2 to integrate the development into the landscape. The screening effects of this woodland are illustrated at Representative Viewpoint 3 contained within Visual Assessment Tables at Appendix 6.2 of the LVIA (Core Document A25-A28). Mature trees along Moss Lane also assist in providing screening effects of the development Site 1 when viewed from the south, as illustrated in Representative Viewpoint 11 of the Visual Assessment Tables, Appendix 6.2 of the LVIA (Core Document A25-A28).
- 3.20 The Parameters Plan provides landscape buffers which *'allow for retention of existing hedgerow vegetation, including hedgerow trees and will provide space for additional tree and hedgerow planting'* as outlined in the DAS Landscape Strategy p90 (Core Document A51). The landscape buffers ensure sufficient space for a reserved matters application to include suitable hedgerow tree planting to reinforce existing hedgerows through the site and along the boundaries.
- 3.21 The Revised DAS outlines how the proposed development will ensure it is in keeping with the mainly rural character of the landscape in terms of form, density and vernacular. This outlines how variations in density will be used to create different character areas in keeping with the local vernacular. The Revised DAS illustrates how this character could be achieved on p62-65 and p68-69 and states for Site 1 that *'the Moss Lane character area should have a lower density to the southern edge with a looser more informal layout reflecting existing cottages along Moss Lane which often have gable ends and gardens adjacent to the lane. Dwellings are detached with varied frontages, set back from Moss Lane in places to respect the setting of heritage assets and retain vistas to these listed buildings. Dwellings are grouped in small clusters of up to 5 units, often set around rural courtyards, with localised access from Moss Lane. Dwellings typically have larger front gardens defined by hedgerows with parking to the side behind the building line'*. For Site 2 the Revised DAS p68-69 details how the Woodland Edge character area to Site 2 *'has a lower density to the boundary with the countryside and Warburton Park with smaller and more distinct groups of properties defining the southern and western edge. These would typically be detached units with larger front gardens defined by hedgerows and overlooking green space and woodland copses'*.
- 3.22 The proposals for the development to be in keeping with vernacular style and traditional features in walls and gates is addressed in the revised DAS Section 7.9 Scale and Appearance on p76 (Core Document A51). Scale and appearance are a reserved matter, however this outlines how the *'the scale and appearance of new development should reflect the existing traditional local vernacular and continue the use of a restricted palette of materials, including boundary treatments should be well defined with either low walls in local brick, native hedgerows or both low wall and native hedgerow to front gardens. Cheshire railings and hedgerows should be used to define open spaces'*. These boundary treatments are characteristic of the local area.

- 3.23 Based on the reasons outlined above and guidance provided in the GMLCSA (Core Document I5), SPG30 and GM Allocation 45, I consider that the Parameters Plan and Revised DAS (Core Document A51) provides the framework for a development that will be well-integrated into the rural landscape, providing an appropriate response to the development boundaries. The following paragraphs outline the design rationale relating to how each boundary integrates with its surroundings.

Site 1 and 2 Southern, Eastern and Western Boundaries

- 3.24 A green buffer of variable width is proposed along the southern, eastern and western boundary of the Site, in order to sensitively integrate the proposed development with the rural landscape. These buffers allow for the retention of existing hedgerow vegetation including hedgerow trees, utilise the screening effects of existing woodland and provide space for additional woodland planting to enhance landscape structure and soften the urban fringe, providing a sensitive transition to the rural landscape. For both Site 1 and Site 2 the intention is not to screen the residential development entirely from views, but to create an attractive settlement edge, with glimpsed and intermittent views of new homes, interspersed by green spaces and planting.

Site 1 Eastern Boundary

- 3.25 The eastern boundary to Site 1 is 220m long and the Revised Parameters Plan comprises only 50m of built form within 5m of the site boundary, with 170m comprising a landscape buffer to heritage assets and the wider countryside to retain the rural character and setting of heritage assets. The Illustrative Masterplan detailed in the Revised DAS (Core Document A51) further illustrates how an outward looking development could be laid out to positively respond to the sites surrounding. Therefore it is considered that a suitable landscape buffer has been provided to the eastern edge of the development. It would not be appropriate to provide substantial planting along this boundary as it would not be in keeping with the local character of the landscape or the setting of heritage assets.



Figure 1 Parameters Plan Site 1 eastern boundary



Figure 2 Masterplan Site 1 eastern boundary

Site 1 Southern Boundary

- 3.26 It is acknowledged that the southern boundary to Site 1 is important in providing a sensitive transition to the rural farmsteads on Moss Lane and the wider countryside. The submitted application included a 10-15m wide landscape buffer along Moss Lane with development set back and overlooking the lane. This was introduced following pre-application discussions in September 2018, where the Council identified the need for a green edge or landscape buffer to the southern edge of the site, which “*could include grass verges, a footpath and additional tree or hedgerow planting*” (see Appendix 3 p32).
- 3.27 In September 2019, after the submission of the application, the council requested the scheme was taken to Places Matter Design Review for an independent review by built environment specialists. In their response letter for Site 1 (Core Document I1) the Panel considered that Moss Lane will become the new settlement edge and there needs to be a better relationship between the new houses and the lane itself. The Panel suggested considering forming housing groups, using farm building clusters as a typology and that the scheme should seek to create a series of smaller character areas. In addition the Panel wanted the design to try and ‘push and pull’ the edges and the green infrastructure to create more variety. This aligned with the Council request for the Appellant to consider introducing some individual access points along Moss Lane (as confirmed at paragraph 161 of the Officer Report to Committee, Core Document A62) and the Councils concern with how proposed continuous built development addressed Moss Lane on the submitted plans.
- 3.28 Following analysis of local context and character along Moss Lane, as detailed on p24-25 of the Revised DAS, it was considered that advice from the Design Review Panel was appropriate and that the southern edge of Site 1 should seek to better reflect and integrate with existing development along Moss Lane.

- 3.29 Architectural typologies along Moss Lane include detached dwellings with large gardens and agricultural barns. The orientation of dwellings varies between side elevations facing Moss Lane positioned close to the road or dwellings set back from the lane with large front gardens. Dwellings typically have large driveways and detached garages set back from the lane. The effect of the winding rural lane and the orientation of dwellings often creates vistas to the building's side or gable end as you journey along the lane. This is considered an important aspect of the local character and the Parameters Plan reflects this. The southern edge of the Parameters Plan is intentionally varied providing landscape buffers to preserve vistas to heritage assets whilst also providing flexibility for the proposed development edge to vary in order to take account of the existing character and allow opportunities for localised vehicle access and emergency vehicle access.
- 3.30 The Landscape Strategy on p90 of the Revised DAS (Core Document A51) details how proposed new homes are deliberately set-back from Moss Lane using incidental semi-natural green space of varying width. This approach has been used to complement and replicate the existing character of Moss Lane, where existing built form is dispersed, with vegetation and open ground in between. This approach has specifically been designed to respect existing views of locally listed Pear Tree Cottage and Birch Cottage when travelling along Moss Lane, as requested in the Heritage Development Officer Consultation Response dated 12/09/19 (Appendix 4 p43).

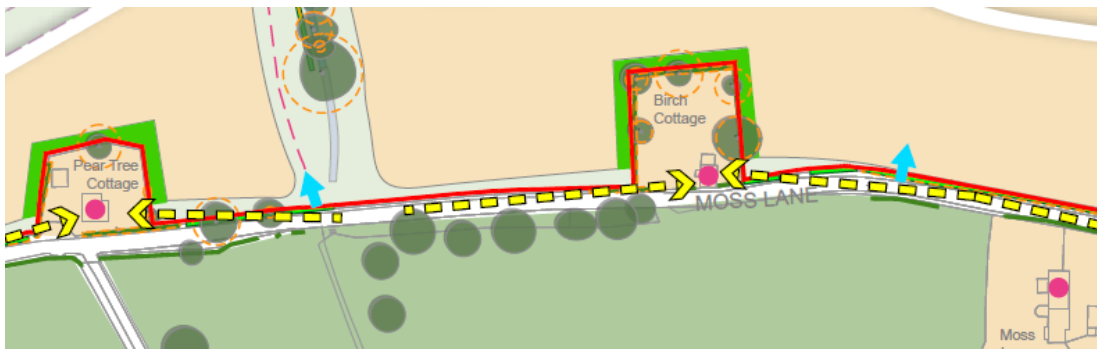


Figure 3 Parameters Plan Site 1 southern boundary with Moss Lane

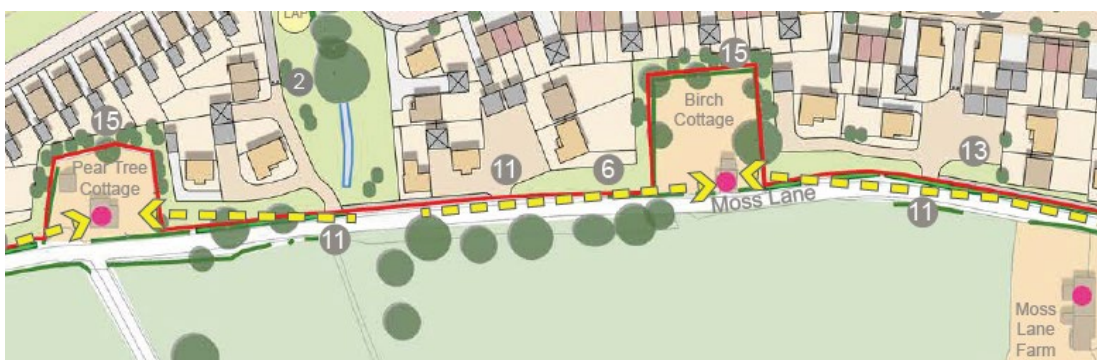


Figure 4 Illustrative Masterplan Site 1 southern boundary with Moss Lane

- 3.31 This is considered a suitable approach to the southern boundary and is in keeping with the local character along Moss Lane, whilst according with the National Design Guide guidance on Context p37-48 (Core Document D3) and Core Strategy Policy L7 (Core Document E2).
- 3.32 A substantial green buffer and planting along the length of Moss Lane has not been provided in order to screen development as this would not be in character with the surrounding landscape, the pattern of built form and vistas to heritage assets. It would also exacerbate the linear nature of development on Site 1, reducing the opportunity to sensitively integrate with Moss Lane.

Site 2 Eastern Boundary

- 3.33 The eastern boundary to Site 2 is approximately 220m long and the Parameters Plan illustrates development along approximately 90m of the boundary at the proposed entrance along Warburton Lane. The Parameters Plan is laid out in order for development to create a new gateway to Partington, defining the southern edge of the settlement. The proposed developable area reflects dwellings on the opposite side of Warburton Lane in order to define this southern entrance. This is also in keeping with the proposals on the HIMOR New Carrington Masterplan.
- 3.34 The proposed landscape buffer to the south of the development entrance creates a green setting and sets development back from Warburton Lane to give an appreciation of space for the listed barn and house on the opposite side of Warburton Lane; and retain views to the west towards the 1880's 'lodge' buildings and to the Warburton Toll Bridge. This accords with National Design Guide paragraph 47 (Core Document D3) and requests from Trafford's Heritage Officer regarding the setting of heritage assets (see Appendix 4 p43).



Figure 5 Parameters Plan Site 2 eastern boundary



Figure 6 Masterplan Site 2 eastern boundary

Site 2 Southern and Western Boundary

- 3.35 The Parameters Plan includes a 10-12m wide landscape buffer to the southern and western edge of Site 2 with development set back to retain the rural character and vistas to heritage assets. The landscape buffer would comprise natural and semi-natural areas of green space and planting along the development edge, interspersed with existing trees, hedgerow and the adjacent woodland copse.
- 3.36 The 400m long southern boundary varies with approximately 160m of this largely screened by the existing woodland copse adjacent Site 2. The remaining length comprises 180m of development edge with a landscape buffer 10-12m wide, increasing up to 50m wide at the eastern end adjacent Warburton Lane.

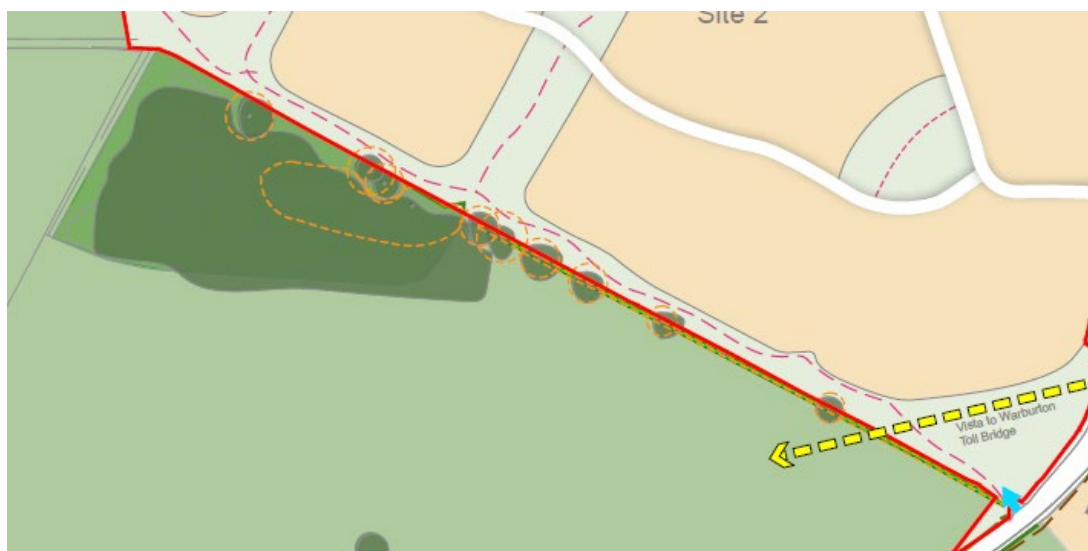


Figure 7 Parameters Plan Site 2 southern boundary

- 3.37 The western boundary of the Parameters Plan on Site 2 is approximately 325m long with development along 190m, set back 10-12m from the site boundary.
- 3.38 The landscape buffers incorporated on the Parameters Plan allow for the retention of existing hedgerow vegetation, including hedgerow trees and provide space for additional tree and hedgerow planting, providing green edges to open countryside. The design intention is not to screen the residential development entirely from views, but to create an attractive settlement edge, with glimpsed and intermittent views of lower density housing, interspersed by green spaces and planting. In addition the Revised Parameters Plan (Core Document A46) includes a series of green infrastructure corridors and open spaces within the development area to help break up built form and create a more wooded character, with a greater proportion of scattered trees and tree groups planted to the southern and western site boundaries.
- 3.39 The design has sought to respect the urban/rural fringe setting in the design of the development whilst retaining and enhancing landscape features to create a robust edge. This approach has sought to accord with Policy GM Allocation 45 New Carrington (Core Document F1).

Site 1 and 2 Northern Boundary

- 3.40 The northern boundary of the site is formed by Red Brook and its associated corridor, which is constrained by flood zone 2 and 3 and the gas main easement that traverses both sites. The Revised Parameters Plan (Core Document A46) utilises this as an asset to create a strong landscape framework that creates an integrated network of high quality and multi-functional green infrastructure in keeping with Core Strategy Policy R3 (Core Document E2), GM Allocation 45 and the emerging New Carrington Masterplan which identifies the Red Brook/Sinderland Brook corridor as a proposed strategic green link. These green corridors have been used to enhance access and connectivity north-south and east-west through the site and would be overlooked by dwellings.

- 3.41 An independent panel of built environment specialists agreed with this approach at the Places Matter Design Review (Core Document I1), undertaken in September 2019, at the request of Trafford Council. In their response letter (dated 10th September 2019) the Panel acknowledged that the northern boundary of both sites is critical in the manner in which the design ensures it engages with and makes these new places a true part of Partington. They acknowledged Red Brook and its flood zone as a physical barrier to movement, but highlighted they must not become overriding constraints and encouraged the Appellant to explore ways to bridge the brook both visually and physically. They considered that the Red Brook can be used to create the connectivity needed if the design provides the mechanisms to improve the north-south linkages across both sites.
- 3.42 Following the Places Matter Design Review the Revised Parameters Plan (Core Document A46) was updated to take account of this and include wider north-south green infrastructure corridors within Site 1, both along the eastern public right of way through the site connecting to the existing footbridge over Red Brook, and along the existing watercourse; and the introduction of a second north-south green corridor through Site 2. Two potential pedestrian footbridge connections were also shown over Red Brook. In addition the Illustrative Masterplan within the Revised DAS (Core Document A51) demonstrates how the layout can provide dwellings overlooking the Red Brook valley and proposed open space.
- 3.43 Whilst acknowledging the challenges posed by the constraints along the northern boundary it is considered that the Revised Parameters Plan provides an appropriate design response and will facilitate reserved matters coming forward in such a way that achieves the design objective to provide an outward looking development that seeks to integrate with Partington, whilst providing a green infrastructure resource that would benefit new and existing residents.

Summary

- 3.44 It is considered that for the reasons outlined above the Revised Parameters Plan has been shaped by an understanding of the features of the site and surrounding context and sought to sensitively integrate into the rural landscape, as per guidance set out in the GMLCSA (Core Document I5), SPG30 (Core Document E9), GM Allocation 45 (Core Document F1) and the National Design Guide section on Context (Core Document D3). The Revised Parameters Plan creates the framework for a well-integrated development to provide a sensitive rural transition, and it is at reserved matters stage that the relationship between the development, landscape buffers and the wider countryside can truly be strengthened through design. The identity or character of the place will come from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them, as outlined in the National Design Guide paragraph 49 (Core Document D3). The Revised DAS Section 7 (Core Document A51) seeks to present how the development could look when taking account of its scale, layout, character and identity, mix and appearance.

- 3.45 During consultation the LPA officers have not clearly outlined expectations or policy requirements setting out how they consider the southern edge of the development should address the open countryside or Moss Lane. Several iterations of the designs have been presented to the Council with most including a 10-12m wide buffer along the southern boundary or seeking to explore different ways for the development to integrate with Moss Lane. Whilst it is acknowledged that the LPA have expressed concern and provided comments on the treatment of the boundaries, little guidance has been provided as to how they wish to see them addressed. This is demonstrated in the design responses received from the LPA on 3rd September 2019 (Appendix 1) and by email on 22nd October 2019 (Appendix 5 p45).
- 3.46 Following submission of the outline application the LPA provided a summary document on 3rd September 2019 (Appendix 1) outlining their position on matters of design in order to inform the Places Matter Design Review. This document was based on the Appellant's Original submission. The document states the sites command a transitional location, in landscape character terms, at the urban/rural fringe. It continues to highlight the LPA's concerns that the schemes do not take sufficient account of the overriding rural characteristics of Moss Lane; and do not respect the site's adjacency to the open, rural landscape to the south'.
- 3.47 Following the Design Review updated proposals were presented to the LPA on 15th October 2019 to address their concerns and comments received at Design Review (Core Document I1). Following this meeting the LPA provided further feedback via email on 22nd October 2019 (Appendix 5 p45). Again this response considered that *'the development still 'turns its back' on Moss Lane and the design challenge of the sensitive southern edge has not been overcome'*. However, no further detail has been provided and it would be helpful to fully understand what the LPA consider to be a sensitive response to the southern boundary.
- 3.48 In summary, it is considered that the Revised Parameters Plan (Core Document A46) has sought to sensitively integrate the development in the wider context in line with NPPF paragraph 127 (Core Document D1), the National Design Guide paragraph 39 and 43 (Core Document D3), Core Policy L7 (Core Document E2); along with landscape guidance set out in the GMLCSA (Core Document I5), SPG30 (Core Document E9) and GM Allocation 45: New Carrington (Core Document F1).

ROAD INFRASTRUCTURE WITHIN THE SITE (RFR10)

- 3.49 The Trafford Council Statement of Case RFR10 paragraph 5.13 (Core Document C3) states *'the outline submission and the Parameters Plan does not presently account for future road connections'*, referring to the possible southern relief road proposed as part of masterplanning for GM Allocation 45: New Carrington (Core Document F1).

- 3.50 The Revised Parameters Plan (Core Document A46) includes an indicative main vehicular route through Site 1, connecting the proposed access on Warburton Lane with the eastern part of the site. The layout of the indicative route reflects a rural meandering lane with gentle curves to calm traffic. The route is located through the centre of the development due to the linear nature of the site, ensuring sufficient land either side to enable strong perimeter blocks to be formed by back to back dwellings overlooking the road and development edges. The Revised Parameters Plan does not identify the width of the carriageway, however formal details are a reserved matter.
- 3.51 Illustrative proposals within the Revised Design and Access Statement (Core Document A51) detail how the main vehicle route could be incorporated based on a 5.5m wide carriageway through Site 1 with areas of shared surface at either end and in the central parcel to calm traffic and provide a central focus to the development.
- 3.52 I defer Highways and Access matters to Mr David Roberts. However, if this was required to form a southern relief road as part of the New Carrington masterplan then I consider that sufficient land could be set aside to accommodate this within the development parameters. The implications could result in a reduced number of dwellings being delivered on site due to land take, however it is not anticipated to be a substantial number and an appropriate design could still be achieved.
- 3.53 Given the main route through the site is a single spine road that connects the eastern boundary to Warburton Lane, it lends itself to forming part of a southern relief road, if required.

INTEGRATION AND LINKS (RFR6)

- 3.54 The Trafford Council Statement of Case RFR6 paragraph 1.3 (Core Document C3) states that *'The proposed development, by reason of its scale, distribution, layout and absence of off-site linkages, fails to respond to the site's context and character, and it would not deliver an accessible, integrated, outward-looking and inclusive residential development. The proposal is contrary to Policy L7 of the Core Strategy, the National Planning Policy Framework and the National Design Guide.'*
- 3.55 It continues at paragraph 5.16 stating that *'the Site suffers from an acute lack of integration as well as a lack of public transport connections. It will be demonstrated that the proposals have failed to make vital connections between the Site and existing Partington to facilitate access to its amenities. Proposed footbridge links on third party land are not guaranteed. Residents of the development would become reliant on the private motor car for the vast majority of journeys. Further, the proposals have not been arranged to encourage existing residents into the site to utilise public open space and play equipment. An exclusive, isolated development would result and intended regenerative benefits for Partington would not be realised.'*

- 3.56 These concerns are further highlighted in the Officers Committee Report paragraph 164 to 167 (Core Document A62) concluding at paragraph 167 that *'despite the incorporation of some pedestrian and cycle routes within the site, the principal estate road dominates'* and continuing *'it is not considered that all forms of 'movement' have been designed into the Parameters Plan and the potential to create important off-site connections has not been suitably explored'*.
- 3.57 The National Design Guide paragraph 76 (Core Document D3) identifies a well-designed movement network as a clear pattern of streets that:
- *is safe and accessible for all;*
 - *functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes;*
 - *limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;*
 - *promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and*
 - *incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.*
- 3.58 As detailed in Chapter 2 and the Revised DAS (Core Document A51) p56 and p70 the design has sought to provide connections to local facilities where possible with provision of pedestrian and cycle connections through areas of open space, enhancing links east-west through the site and north-south through green corridors. In addition, potential pedestrian bridge connections are identified across Red Brook to the north of Site 1 and Site 2 to connect to Oak Road via Red Brook Wildlife Trail and Broadoak Meadow Walk. These bridge connections do not form part of the outline planning application as whilst considered beneficial to improve connectivity to Partington, they are not considered essential to provide a well-connected development.
- 3.59 In addition, these areas of open space along the northern extent and north-south green corridors provide space for recreation and key pedestrian connections through the site and to the wider surrounds, providing a recreational resource for existing and proposed residents and linking to the wider green infrastructure network.
- 3.60 The masterplans for the Site have purposefully located play facilities close to the northern boundary with the aim of ensuring they are within suitable walking distances for both new and existing residents.
- 3.61 The connectivity issues of the site are fully acknowledged when considering the Red Brook corridor and gas main easement along the northern boundary. The Revised Parameters Plan (Core Document A46) has sought to enhance movement through the site and wider connections as best as possible taking account of the constraints involved. As a result opportunities for high quality pedestrian and cycle only routes are incorporated throughout the site, as acknowledged at paragraph 166 of the Officer Report to Trafford's Planning and Development Management Committee (Core Document A62).

- 3.62 Opportunities to better integrate and enhance connectivity with Partington have been explored and furthered through the potential pedestrian bridge connections identified which aim to reduce walking and cycle distances to Partington whilst connecting with the existing community and facilities such as footpaths on the north side of Red Brook. These opportunities were identified following discussions with Trafford Council and the Places Matter Design Review to try and better physically connect the site with Partington. Whilst accepting the third party land issues of the connections, if delivered these links would be beneficial, but not essential, in trying to enhance connections and provide opportunities for existing residents to access the site and proposed play provision.
- 3.63 I would like to better understand how Trafford Council consider important off-site connections can be explored further, given there has been no suggestion of any other possible connections during pre-application meetings, Design Review and subsequent design meetings. Working with Redrow and the wider team it is considered that suitable options have been explored.
- 3.64 I have considered the points made by Trafford Council, and whilst acknowledging the issues, I consider that the Revised Parameters Plan (Core Document A46) provides the framework to create an accessible, integrated, outward-looking and inclusive residential development with off-site linkages provided where feasible; in keeping with the National Design Guide and Policy L7.

4.0 Warburton Parish Council's Design Objections

- 4.1 Warburton Parish Council have raised concerns relating to design in their Statement of Case (Core Document C4), in particular in reference to NPPF Part 12 paragraph 127, the approach to townscape character and with regard to the BfL12 Assessment contained within the Revised DAS (Core Document A51). In particular, references to NPPF Part 12 (paragraph 127) which they contend is ignored in the design. It is my opinion that the design has considered NPPF Part 12 paragraph 127 within the design as detailed in Chapter 2.
- 4.2 The Parish Council have also criticised the approach to townscape character suggesting this aims to justify the use of standard house types. In considering matters of townscape character the Revised DAS is clear in its assessment of the existing context. The site is within the Parish of Warburton but located adjacent to Partington, in a transitional area on the settlement edge. The analysis section of the Revised DAS pages 18-27 considers the local townscape character of the surrounding area including Partington, Warburton village, Moss Lane and Dunham Massey in order to fully understand the surrounding context.
- 4.3 This is detailed further in the Character and Identity section of the Revised DAS on p68 (Core Document A51), outlining how the Illustrative Masterplan has been developed to create a new settlement edge with a strong relationship with Partington and a distinctive character that reflects the rural hinterland of Warburton village whilst integrating with Red Brook and Moss Lane.
- 4.4 Section 7.9 of the Revised DAS p76 continues to outline how the scale and appearance of new development should reflect the existing traditional local vernacular and continue the use of a restricted palette of materials, including:
- building heights to reflect existing built form and be predominantly 2 storeys in height, with some two and half storey buildings with dormers in pitched roofs;
 - building materials to reflect local vernacular of predominantly red brick and grey tiled roofs, with occasional use of white render;
 - dwellings to include chimneys with open pitched porches and dormer windows in places to add character and interest;
 - boundary treatments should be well defined with either low walls in local brick, native hedgerows or both low wall and native hedgerow to front gardens. Cheshire railings and hedgerows should be used to define open spaces; and
 - noting that dwellings typically have gable roofs with grey tiles and chimneys.
- 4.5 Scale and appearance is a reserved matter, however the masterplan proposes that the surrounding context should be respected. In order to reinforce and enhance the character and appearance of the area, it is proposed that new development on the Application Site should be in keeping with the appearance and materials of traditional built form in the locality. The application is in outline and therefore it is not appropriate to be overly prescriptive on matters of appearance at this stage.

- 4.6 At the reserved matters stage I consider that the design of house types should include consideration of the Design Guidelines outlined in the Warburton Village Design Statement p14-15 (Core Document E12). However, I consider it would not be appropriate for development on this site to try and recreate the 'Arts and Crafts' character of the village given its proximity to the village and at the risk of creating a pastiche design. The design of houses on the southern edges of development must reflect the key characteristics from the Village Design Statement in an appropriate manner, taking account of the suggested materials, roof pitches, chimneys, rainwater goods and window types. This will ensure the southern edge of the development reflects the rural hinterland of Warburton village and Moss Lane.
- 4.7 The Parish Council Statement of Case (Core Document C4) states the outline 'Building for Life 12 Assessment' in the revised Design and Access Statement (Core Document A51) should be regarded with concern and note that any project which awards itself a green score for each question, but then notes, *'As the application is in outline, some of the questions will only be able to achieve an amber score at the most, as securing a green would be dependent on the detail provided at reserved matters stage.'* should be a matter of concern.
- 4.8 Building for Life 12 is designed to be used as a way of structuring discussions about a proposed development, with the overall aim of raising design standards. For an outline application the assessment helps to identify targets for a proposed development. The guidance is clear on p6 (Core Document I2) that *'a proposed development might not achieve. 12 'greens' for a variety of reasons. What is important is to always avoid 'reds' and challenge 'ambers' - can they be raised to a 'green'?'*
- 4.9 The guidance *'recommends that local policies require all proposed developments to use BfL12 as a design tool throughout the planning process with schemes performing 'positively' against it. We also recommend that local authorities consider expecting developments to demonstrate they are targeting BfL12 where applications for outline planning permission is granted'*. The outline BfL12 assessment within the Revised DAS (Core Document A51) aims to do exactly this, identifying targets for the development to achieve and highlighting areas for improvement. Importantly the assessment considers no red light warnings would apply.
- 4.10 I have considered the points made by the Parish Council and it is my opinion that the design proposals presented in the Revised DAS (Core Document A51) are appropriate and provide a suitable level of detail at outline stage. I would like to make the point that good design does not mean copying what is already there or necessarily keeping to the same scale, but it does mean understanding and respecting it. This is reinforced in BfL12 Question 5 Character (Core Document I2 p12) which states *'where an area has a strong and positive local identity, consider using this as a cue to reinforce the place's overall character. However, this does not require pastiche. The aim is to exploit qualities in the character of local stock and link to them, not replicate them, but at the same time recognising that in some circumstances there is a need for a step change in approach to overall design ethos and approach'*.

5.0 Other Representations Relating to Design

- 5.1 Mr Paul Beckmann has objected to the application on a number of matters relating to design, as detailed in his representation letter dated 15th July 2019.
- 5.2 These include concerns detailed at point 11 relating to guidance provided in SPG 30: Landscape Strategy (Core Document E9) and the GMLCA (Core Document I5). These points have already been addressed at Section 3.0 of this proof of evidence.
- 5.3 Further concerns are detailed at point 10 relating to the house types proposed in relation to the local vernacular of Warburton, consideration of the Warburton Village Design Statement (Core Document E12), and the height and scale of the proposed houses. These concerns focus on the Redrow house types proposed within the two separate full applications (ref. 98029/FUL/19 and ref. 98030/FUL/19) now withdrawn. They relate to the use of 'standard' house types and concerns they do not reflect the local vernacular of Warburton with its distinctive Arts and Crafts style of architecture. Concerns also relate to the Original Design and Access Statement Visual Analysis (Core Document A9) focusing on the local vernacular of Partington and not Warburton. Lack of reference and consideration of the Warburton Village Design Statement (Core Document E12) and the use of houses with hipped roofs and integral double garages. The lack of use of dormer windows, decorative brick work and chimneys in keeping with the village are further concerns. I consider that these points have already been addressed at Section 4.0 of this proof of evidence.
- 5.4 Mr Beckmann also makes reference to house types being 12m high. For the record this is incorrect as the tallest building proposed within the full applications was a 2.5 storey dwelling at 9.7m high. This house type was used in a small number of locations with the majority of houses proposed being two storey dwellings of a lesser height. Regardless, these details relate to the full applications now withdrawn. In relation to the outline application for this inquiry, matters of design are a reserved matter, including scale and appearance.
- 5.5 I note that Mr Beckmann's objections relate to the original submission of the outline application and do not consider the Revised Parameters Plan (Core Document A46) and the Revised Design Access Statement submitted December 2019 (Core Document A51).

6.0 Conclusions

- 6.1 My evidence demonstrates that the proposed development has been developed in accordance with relevant design policy. I consider that this demonstrates how the Revised Parameters Plan (Core Document A46) and Revised Design and Access Statement (Core Document A51) has addressed guiding design principles in outlining maximum parameters within which a suitable development can be established. This is in keeping with national, local and best practice design guidance.
- 6.2 The application is in outline with all matters reserved except for access. All other matters including layout, scale, landscaping and appearance are reserved and therefore illustrative design principles are provided within the Revised DAS (Core Document A51). The Revised Parameters Plan (Core Document A46) has been informed by analysis of the application site and its context, planning policy context and consultation with Trafford Council and Places Matter Design Review. The Revised Parameters Plan (Core Document A46) sets out the maximum parameters for the development to be designed within and shows worst case. It is clear that a suitable development can be established within these parameters as detailed in the Revised DAS Section 7 Indicative Layout (Core Document A51).
- 6.3 I have not found anything to substantiate Trafford Council's objection that an outline application can't be considered on this site. If this were the case then it is difficult to understand why Trafford Council have continued to engage with the Appellant. In addition, GM Allocation 45: New Carrington (Core Document F1) and ongoing works relating to the New Carrington Masterplan have established the principle of residential development coming forward on the appeal site. In addition the proposed development makes efficient use of land with proposals in keeping with density requirements set out in SPG1: New Residential Development (Core Document E7) and GM Allocation 45: New Carrington (Core Document F1).
- 6.4 I consider that suitable landscape buffers have been incorporated within the Revised Parameters Plan (Core Document A46) to ensure development can be well-integrated into the rural landscape and with Partington to the north; in line with landscape guidance set out in the Greater Manchester Landscape Character and Sensitivity Assessment (Core Document I5), SPG30: Landscape Strategy (Core Document E9) and GM Allocation 45: New Carrington (Core Document F1). I also consider this to be in accordance with NPPF paragraph 127 (Core Document D1), the National Design Guide paragraph 39 and 43 (Core Document D3) and Policy L7 (Core Document E2).
- 6.5 The Revised Parameters Plan (Core Document A46) creates the framework for a well-integrated development to provide a sensitive rural transition, and it is at reserved matters stage that the relationship between the development, landscape buffers and the wider countryside can truly be strengthened through design. The identity or character of the place will come from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them.

- 6.6 I do not agree with Trafford Council's objection that the proposed development fails to respond to the site's context and character, and it would not deliver an accessible, integrated, outward-looking and inclusive residential development with off-site linkages provided where feasible.
- 6.7 I consider the application has sought to provide a well-connected development that integrates with its surroundings. Whilst acknowledging the constraint of the Red Brook corridor restricting connections north towards Partington, the proposals have sought to address this where possible.
- 6.8 I consider that the areas of open space proposed along the northern extent and north-south green corridors provide space for recreation and key pedestrian and cycle connections through the site and to the wider surrounds, providing a valuable recreational resource for existing and proposed residents and linking to the wider green infrastructure network. This will deliver many functions for existing and proposed residents including recreation, health and wellbeing, biodiversity and flood mitigation; whilst providing an important contribution to the GMSF's GI network for Greater Manchester and they comply with Policy GM – G2 by designing, managing, protecting and enhancing GI to deliver multiple benefits. The GI proposals are also in accordance with GM Allocation 45: New Carrington (Core Document F1).
- 6.9 The quantum of open space at 11.31ha is more than double the policy requirement meaning over 45% of the site area will be dedicated to open space provision in line with Policy R5 (Core Document E2) and in accordance with Fields in Trust Standard of 2.4ha per 1,000 population. As part of this substantial amount of open space the masterplan has purposefully located play facilities close to the northern boundary to ensure they are accessible to all.
- 6.10 I have considered the objections made by the Parish Council and it is my opinion that the design proposals presented in the Revised DAS (Core Document A51) are appropriate and provide a suitable level of detail at outline stage. Scale and appearance is a reserved matter, however it is proposed that new development on the Application Site should be in keeping with the appearance and materials of traditional built form in the locality, and include consideration of the Design Guidelines outlined in the Warburton Village Design Statement (Core Document E12). The application is in outline and therefore it is not appropriate to be overly prescriptive on matters of appearance at this stage.
- 6.11 Based on this, I consider that a suitable development can be established within the maximum parameters presented; and I do not consider Trafford Council's or Warburton Parish Council's objections to the appeal proposals on design grounds to be well substantiated.