Appendix D

Liskeard Urban Extension Methodology

Urban Extension Assessment Step 7 – Initial Urban design assessment

The purpose of this step is to carry out an analysis of each cell with the aim of clarifying which would potentially relate and function well (if developed) with the town and be sustainable locations to accommodate any (potential) future growth; equally, it is to demonstrate which cells would not function as well and to clarify the reasons why.

The following steps outline the process to be followed:

Steps

1 Urban Structure map of town
- An urban structure map of the town should be prepared. Utilising the base maps produced in Step 1 of the urban extension assessment a simplified versions should be prepared.

- Using the existing environmental maps prepared during previous step 3 certain physical features/designations within each cell which would constrain development should now be recorded and mapped. These constraints include TPO's; flood zone 3; BAP woodland cover; Ancient woodland; SSSI's and CWS. The Landscape character assessment will provide more detailed information of the physical environment and the constraints mapped here should be cross checked with the Landscape maps when available to ensure consistency.

- The urban extension cells should be overlaid on to the above map.

- 2 copies of this base map should be prepared for the assessment. An example map (Penzance) is attached.

2 Sketch exercise
A conceptual diagram for each individual cell should be sketched by the urban designer on one of above maps. The exercise will capture a simple conceptual design to assess whether the cell would enable the ability to create good movement connections and be of an adequate scale to create either an expansion of an existing neighbourhood or the creation of a new neighbourhood with a centre. The second map will be used to sketch where by merging two or more existing cell areas would enable the creation of a more viable neighbourhood in terms of movement connections and scale with the ability to support a new neighbourhood centre.

The Penzance example maps provided show the two resulting maps.

3 Assessment of urban design criteria
Following the above an assessment of each individual cell and the merged cells should now be carried out and recorded by the urban designer by assessing the suitability of each cell against the following criteria:

A: Opportunity to create new sustainable neighbourhoods

Q: Does the cell provide development opportunity to create new a neighbourhood with adequate scale and capacity to also provide a neighbourhood centre with new facilities etc?

Red: The cell has major constraints that will not permit the development of a single new neighbourhood due to small size [say under 350 dwellings], physical barriers or division of the cell.

Yellow: There is limited potential for the developed cell to create a sustainable neighbourhood, but the cell is restricted and may not support many local facilities

Green: The cell has capacity for a significant development that could support a neighbourhood centre with some facilities and employment opportunities. [size of over 450 dwellings for instance]

B: Opportunity to expand existing neighbourhoods

Q: Would the development area have good access to adequate community facilities e.g. a local centre with shops within the existing neighbourhood. If the cell is considered as an expansion it would be reasonable to assume local facilities would be better concentrated in the existing neighbourhood centre. (As a note: there may be occasion whereby expanding an existing neighbourhood that has a lack of facilities provides the opportunity to deliver new facilities within an expanded neighbourhood).

Red: There are no local facilities within the adjoining expanding neighbourhood within 1200m of the majority of the cell. Or there are physical barriers that limit connectivity.

Yellow: There are only very limited supporting facilities within 1200m of the majority of the cell.

Green: Supporting facilities in adjacent neighbourhood are within 800m of the majority of the cell

Q: *Would the development areas have good access to nearby employment areas. If there are few existing employment opportunities close by, it will be an indication that this expansion will only work well if some employment is included.*

Red: There are no significant employment areas within 1200m of the majority of the cell.

Yellow: There are limited employment opportunities within 1200m of most of the cell.

Green: There are good employment opportunities already existing within 800m of the majority of the cell.

Q: *Would development of the whole cell maintain local identity and character of existing adjacent neighbourhoods or settlements. It may be important to ensure existing settlements with special character or identity are not subsumed and lost by sprawling redevelopment.*

Red: There is likely to be a significant impact on the local identity or character of existing settlements due to the large scale or location of potential new developments

Yellow: There will be some impact on the identity of local character of an existing settlement but this could be mitigated

Green: Proposed development in the cell will not create a significant risk to loss of local character of an existing settlement and may even be able to enhance it, potentially supporting better local facilities

C: Ability to create good movement connections

Q: *Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians?*

These should be on primary streets that could support a bus service and cycle routes.

Red: Routes to the town centre from the majority of this cell are not very convenient due to distance, physical barriers, indirectness or road type

Yellow: There are identifiable routes that could be created on primary streets but there are some limitations, for example, due to distance or complexity of the route.

Green: There are convenient and direct routes possible from the cell to the town centre and the majority of the cell is within 1200m of the town centre. These routes could be on primary streets.

Q: *Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians? These should give access on primary streets to alternative facilities.*

Red: Development in this cell cannot be easily linked to any adjacent neighbourhoods through primary streets due to physical barriers, indirectness or distance.

Yellow: Connections on primary streets can be made only to one adjacent neighbourhood, other routes are limited.

Green: There are convenient and direct routes possible on primary streets from the cell to more than one adjacent neighbourhood centre. The majority of the cell is within 800m of adjacent neighbourhood

D: Movement infrastructure implications

This is an initial question and assumption undertaken by the urban designer and Framework project lead about any likely <u>significant</u> additional transport infrastructure that may be needed <u>outside</u> the development area to provide suitable accessibility to the cell. This assumption is not scored but a commentary should be recorded to reflect the assumptions made. Eg: significant additional infrastructure would be a significant stretch of new road or a new bridge etc.

The above criteria are set out in the attached urban design criteria matrix.

Summary
The results from the above analysis will be summarised in an overall urban design scoring table (blank template attached) for each individual cell and those merged cells with a final comment noting obvious the conclusions from the assessment and indicating the suitability of the cell as either:

- a potential expansion of an existing neighbourhood;
- an opportunity to create of a new neighbourhood;
- or the constraints noted to the creation of either of the above.

The intention is not to discount cells at this stage as the information from this assessment will be used at the following Step 9 'Qualitative review and discount sites' to inform decisions, along with the landscape character assessment and wider growth option implications as broadly indicated in the Core Strategy as to which cells should be discounted from further assessment and those that should remain as potential site options to accommodate the potential future growth of the town.

Step 7: Urban Design Assessment: Criteria matrix: Implications of the potential urban structure on the development of sustainable neighbourhoods			
1. Would the development areas have good access to nearby employment areas. If there are few existing employment opportunities close by, it will be an indication that this expansion will only work well if some employment is included.	There are no significant employment areas within 1200m of the majority of the cell.	There are limited employment opportunities existing within 1200m of most of the cell. [at least one significant site].	There are good employment opportunities already existing within 1200m of the majority of the cell. [more than one significant site or one significant site within 800m with good access]
2. Can new development in the cell be directly and conveniently linked to the town centre on good routes accessed by all vehicles and pedestrians? These should be on primary streets that could support a bus service and cycle routes.	Routes to the town centre from the majority of this cell are not very convenient due to distance, physical barriers, indirectness or road type	There are identifiable routes that could be created on primary streets but there are some limitations, for example, due to distance or complexity of the route.	There are convenient and direct routes possible from the cell to the town centre and the majority of the cell is within 1600m of the town centre. These routes could be on primary streets.
3. Can new development in the cell be directly and conveniently linked to adjacent neighbourhood centres on good routes accessed by all vehicles and pedestrians? These should give access on primary streets to alternative facilities.	Development in this cell cannot be easily linked to any adjacent neighbourhoods through primary streets due to physical barriers, indirectness or distance.	Connections on primary streets can be made only to one adjacent neighbourhood, other routes are limited.	There are convenient and direct routes possible on primary streets from the cell to more than one adjacent neighbourhood centre. The majority of the cell is within 800m of adjacent neighbourhood
4. Would development of the whole cell maintain the local identity and character of existing adjacent neighbourhoods or settlements. It is important to ensure existing settlements with special identity are not subsumed and their character lost by sprawling redevelopment.	There is likely to be a significant impact on the local identity or character of existing settlements due to the large scale or location of potential new developments	There will be some impact on the identity of local character of an existing settlement but this could be mitigated	Proposed development in the cell will not create a significant risk to loss of local character of an existing settlement and may even be able to enhance it, potentially supporting better local facilities.
Score either......1a Opportunity to create a new neighbourhood - *This is assessing how self sufficient the development area may become.*			
5a. Does the cell provide a development opportunity to create an individual new neighbourhood with adequate scale and capacity to support its own small neighbourhood centre, some local facilities and some local employment. Take lower yield 30 dph for calcs	The cell has major constraints that will not permit the development of a single, continuous new neighbourhood due to small size [guide - under 350 dwellings within 400m of potential centre], physical barriers or division of the cell.	There is limited potential for the developed cell to create a sustainable neighbourhood, but the cell is restricted and may not support many local facilities [guide -under 900 dwellings within 400m of a potential centre]	The cell has capacity for a significant development that could support a neighbourhood centre with some facilities and employment opportunities. [guide - over 900 dwellings within 400 m of potential centre]
Or.......1b Opportunity to expand an existing neighbourhood			
5b. Would the development area have good access to adequate community facilities e.g. a local centre with shops within the existing neighbourhood. If the cell is considered as an expansion it would be reasonable to assume local facilities would be better concentrated in the existing neighbourhood centre. (Or on occasion an expansion may provide facilities that are lacking)	The development area is too large and will subsume an existing neighbourhood <u>or</u> there are no local facilities within the adjoining neighbourhood within 400m of the majority of the cell, or there are significant physical barriers that limit connectivity.	The development area is very large in comparison to the existing neighbourhood, or there are only limited supporting facilities within 400m of the majority of the cell, or nearby facilities are difficult to access	The development area is small enough to be incorporated into an adjacent neighbourhood with supporting facilities within 400m of the majority of the cell
Overall rating/comments: Combine score for 1-4 and highest of either 5a or 5b	Note any obvious conclusions from this exercise: eg Potential to create new sustainable neighbourhood or only extension of existing. Note if part of cell may be better development option, or if combining with another may create better option.		

[Infrastructure Notes:]	
Identify any likely significant additional transport infrastructure that may be needed outside the area to provide suitable accessibility to the cell.	Eg: significant new roads, bridges , junctions etc.

How to rate the area or cell.

1. Rate the cell or area against each of the questions on the table above, by giving a red yellow or green colour response. [The text in the boxes gives some criteria to rate against]

2. Count the colours for answers to 1-4 **and** the best rating for **either** 5a or 5b [not both because they will likely cancel each other out]

3. You will have five colour ratings [eg.   2 green 2 red 1 yellow,   OR   4 green 1 red]

4. Look for a corresponding horizontal line on the table below that has the same numbers of colours [**in any order**]

5. The colour in the bold box on the right of that line is the final rating [this could be one of five colours – bright green, mid green, yellow, amber, red]

Response to criteria: **Overall Colour Rating for area:**

Response 1	Response 2	Response 3	Response 4	Response 5	Overall Rating
green	green	green	green	yellow	bright green
green	green	green	green	red	bright green
green	green	green	yellow	yellow	bright green
green	green	green	yellow	red	mid green
green	green	yellow	yellow	yellow	mid green
green	green	yellow	yellow	red	mid green
green	yellow	yellow	yellow	yellow	mid green
green	yellow	green	red	red	yellow
green	green	yellow	red	red	yellow
yellow	yellow	yellow	yellow	yellow	yellow
green	yellow	yellow	red	red	yellow
yellow	yellow	yellow	yellow	red	yellow
green	red	red	red	red	amber
green	yellow	red	red	red	amber
yellow	yellow	yellow	red	red	amber
yellow	yellow	red	red	red	amber
green	red	red	red	red	amber
yellow	red	red	red	red	red
red	red	red	red	red	red