



A PLACE WITH A SUSTAINABLE FUTURE

SUSTAINABLE DEVELOPMENT STANDARDS

OVERVIEW

This Neighbourhood Plan has as its underpinning motif the intention to plan in a socially, economically and environmentally responsible way. In each section policies are included which deal with the specific aspects of housing, employment, retail and leisure. All development should however conform to general standards which will help the community of Liskeard achieve a sustainable future.

Strategic Approach

The evidence collected indicates that sustainable development standards can best be achieved by;

- New development being designed from the outset to contribute to sustainable development
- New development being readily adaptable to meet future requirements and advances in technology
- Provision for the retro-fitting of early development to modern standards
- Enabling the adoption of improved communication methods



OBJECTIVE 1

Encouraging sustainability in design by:

- a) Energy efficient buildings
- b) Use of sustainable energy and materials
- c) Adaptable and extendable designs
- d) Effective landscaping

POLICY SUS1

Sustainable Development Standards

All new developments will be expected to demonstrate sustainable design that incorporates:

- Orientation and designs that maximise solar gain for heating and natural lighting, minimise heat loss, minimise energy consumption, and utilise natural cooling in summer,
- Provision of shelter belt planting in areas exposed to wind,
- Use of renewable energy sources, in suitable locations,
- Use of sustainable water sources (rainwater harvesting, greywater recycling) and efficient use of all water for both internal and external water consumption.
- Measures to reduce surface water run-off including soak-aways, swales and basins, green roofs and sustainable urban drainage systems.
- Use of sustainable lighting design to minimise energy consumption and intrusive light spillage, both within the development and its surroundings
- Designs that are adaptable and extendable to meet changing life stages and new technologies,
- Renewable, local, recycled or recyclable long-life materials
- Landscaping that sustains and promotes biodiversity,
- Landscaping and layouts that provide refuge, calm and tranquility,
- Sustainable travel to work measures.

Wherever possible, new development should be designed to facilitate the retro-fitting of modern standards to adjoining earlier developments.

In developing schemes to deliver specialised housing (e.g. later living), skillful use of soft landscaping, height changes across open spaces, and mixes of paving, water and glass to demark areas is preferred to the creation of gated or walled communities.

Reasoned Justification

NPPF Para 96 says that in determining planning applications, local planning authorities should expect new development to take account of

landform, layout, building orientation, massing and landscaping to minimise energy consumption. Renewable energy sources, such as rooftop solar PVs and ground source heating, and heat exchangers are most effective when built-in to new development. In summer, the careful positioning of sustainable water sources and efficient use measures can reduce demand and minimise both private and public costs. Sustainable surface water arrangements can also reduce costs and flooding risks whilst providing enhanced biodiversity opportunities. Developments which are designed with the potential to meet the changing needs of people and families over time, and adaptable to new technologies, will have a longer useful life. Environmental impacts, such as the 'embodied energy' used in creating new material, can be reduced by following a benign and energy efficient material selection hierarchy. Thoughtfully designed landscaping can help with energy efficiency, support biodiversity, and assist with health and well-being.

The community engagement during the early part of the NDP process indicated a desire amongst the public for more sustainable energy sources to be used in conjunction with improved energy efficiency. In part response the Town Council commissioned 'Energy Analysis' in 2015/6 (Funded by a WRAP grant) to carry out an audit of suitable sites for renewable energy projects in the Liskeard area, and some of their recommendations on Solar PV installations are already in place. The summary of their findings (October 2016) is included in the evidence base, and highlights the benefits of community-funded and run renewable energy projects as a way to reduce energy costs, mitigate the effects of climate change, and provide an income to fund community projects. Policy SUS 1 calls for the use of renewable energy sources in suitable locations, and the accompanying report maps out the general areas where community energy projects could proceed, with public support and involvement.

The retro-fitting of existing buildings to approach the standards set out in the policy is desirable, but cannot be achieved directly through land use policy. However where new developments are being constructed alongside, opportunities may exist to enable such retro-fitting to take place, for example by sharing newly installed ducting.

Gated developments are not considered appropriate as they are socially divisive, create resentment and are therefore not good for social cohesion, can interrupt patterns of pedestrian movement and may alert criminals to enclaves of wealthy homeowners, with walls providing blind spots for criminal activity and blocking access to the police. Soft landscaping, height changes across open spaces, subtle mixes of paving, water and glass can be used more effectively to set tone and keep passers-by from residents only spaces without incurring these problems.

Comment CLP Policy 14 deals with general internal and storage space, open space, parking, noise/dust etc., whilst Policy 15 deals generally with energy matters. Policy 26 deals with flooding issues. Reference should also be made to the Cornwall Councils Sustainable Building Guide for further details. Proposed heating and cooling systems should be selected in accordance with the following order of preference:

- Passive design
- Solar water heating

- Combined heat and power for heating and cooling preferably fuelled by renewables
- Community heating for heating and cooling
- Heat pumps
- Gas condensing boilers and
- Gas central heating

Larger developments should consider the generation of a proportion of the site's electricity or heat needs from renewables, wherever feasible.

Developers and builders are encouraged to register with the Considerate Constructors Scheme when developing in the Liskeard Neighbourhood Plan area.

The construction industry has a huge impact on all our lives, with most construction work taking place in sensitive locations. The Code of Considerate Practice commits those sites, companies and suppliers registered with the Scheme to care about appearance, respect the community, protect the environment, secure everyone's safety and value their workforce, and can make a valid contribution to sustainable development.

OBJECTIVE 2

Reducing the need to travel, supporting economic development and social inclusion by

- a) Enabling improved communications technology

POLICY SUS 2

Improved Communications

New live-work or business accommodation sites shall be provided with a superfast fibre connection, or ducting to facilitate such connection when it becomes available.

Reasoned Justification

Where proposals from mobile phone network operators to improve mobile coverage require planning permission, they will be supported where:

- i) the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures;*
- ii) the numbers of radio and telecommunications masts are kept to a minimum consistent with the efficient operation of the network and have been sited and designed to minimise the impacts on local character.*

Where proposals are in particularly sensitive areas, applicants will be required to provide additional information to support their application through means including photomontages, accurate visual imagery to industry standards or maps demonstrating sightlines.

Comment

Generally full planning permission is only required if a mast is greater than 15 metres in height (although there are some exceptions). New masts below this height are dealt with under Part 24 of the General Permitted Development Order (Amendment) (England) (2001). Other telecommunications development may be erected on buildings or on existing masts, in these cases planning permission may not be required, subject to criteria set out in the Order. Project C (EM) will be supported in association with the innovation hub.

See PROJECTS Q (SUS) and R (SUS) Pg 90