



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.

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

The inclusion of measures for the extension of superfast and introduction of ultrafast broadband networks into new residential, commercial (retail) and employment developments, and the improvement of mobile telephone services will be supported.

Reasoned Justification

Broadband Availability - Liskeard was one of the first tranche of places in Cornwall to get a fibre broadband system and much of the town is now covered with many properties enjoying fibre-to-the-premises (FTTP) access to download speeds of up to 330 Mbps and upload of 30 Mbps. However, there is a significant scatter of small areas around the town where only 75% of premises have been reached, and some smaller areas with no SF broadband access at all. Some of these will be upgraded in the 'new' Superfast Cornwall programme, but several small pockets will remain. Whilst the general availability of SF Broadband will assist many local firms and home businesses, to take best advantage of foot-loose

knowledge based and creative industries higher speeds are desirable. An initiative to bring ultrafast or 'gigabyte' broadband to Liskeard may be appropriate. Free general WiFi availability, along with local 'what to do and where to shop' smartphone app, is now seen as an important part of the shopping and leisure experience that would support town centre businesses. However, street access to broadband WiFi in Liskeard is very patchy and related to individual shops and hotspots.

3G and 4G Mobile Signal – a good mobile phone signal capable of rapid data download is also important for business and retailing. The somewhat hilly topography of Liskeard and the surrounding area is a disadvantage here, and despite recent improvements there are many zones where GPRS only or no signal is available, particularly to the east of the town. Open Signal suggest that coverage in the area is 41% below the UK average.

Comment Project EM3 to maximise the benefit of SFBB and introduce 'gigabyte' broadband will be supported in connection with the innovation hub concept.