



A PLACE TO LIVE

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AIMS

To

- Meet the housing targets (as in the Local Plan) up to 2030 in a way that enhances the role of Liskeard as the economic centre of a wider rural hinterland,
- Enhance the environmental, social and economic sustainability of Liskeard and its neighbourhoods
- Protect the interests of future generations

Strategic Approach

The main elements of the strategy are to:

- Meet the housing requirements of the Cornwall Local Plan to 2030;
- Prioritise and maximise use of brownfield land (including outworn employment sites), conversions and redevelopment;
- Ensure that housing provision matches the rate of jobs growth within the Liskeard area;
- Integrate extensions beyond the built up area with and strengthen existing neighbourhoods which are accessible to key facilities, services and the town centre by public transport, pedestrian and cycling routes that are reasonably direct, level, and safe;
- Support the local building industry and release the energy of self-build initiative;
- Do not add unacceptably to pressure on infrastructure, service and road traffic conditions, provide opportunities to resolve local infrastructure problems with sustainable remedial measures and promote developer contributions to the development and extension of the Town's social infrastructure
- Redress the imbalance in housing tenure, size and mix whilst meeting essential social needs
- Support proposals to enhance the viability and vitality of the town centre
- Encourage high quality design;

OBJECTIVE 1

Meet the housing requirements of the Cornwall Local Plan to 2030 by;

Adopting a strategy that encourages development of brownfield land and appropriate sustainably located urban extension sites to meet the Local Plan targets.

Policy H1

Meeting The Housing Requirements Of The Cornwall Local Plan To 2030

Proposals to meet the target of 1400 new dwellings (set in the Cornwall Local Plan) within the Liskeard Neighbourhood Development Plan designated area through a combination of brownfield land development and well located and designed mixed-use urban extensions will be supported.

Reasoned Justification

The NPPF says that “Neighbourhoods should develop plans that support the strategic development needs set out in Local Plan” (para 16) and that ‘Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan ... Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.’ (para. 184).

The Cornwall Local Plan January 2016 draft says that ‘as the main settlement in the CNA, Liskeard will be a focus for growth.... a range of accommodation including open market family housing and intermediate affordable housing is required to balance the housing market in the town.’ (Para 18.5 and 18.6). CLP Policy 2a sets a target of 2,900 dwellings for the Liskeard/Looe Community Network, of which 1,400 are expected to be supplied at Liskeard. CLP Policy 3 says that this should be managed through a Site Allocations Development

Plan Document or Neighbourhood Plan.

Detailed assessment in the evidence base (see www.planliskeard.co.uk) shows that the capacity for more housing development within the town boundary and on brownfield land can make a contribution, but is insufficient to meet housing requirements and consequently, extensions beyond the town boundary are necessary.

Comment Site assessments have identified suitable sites for housing development both within and outside the town boundary where the development integrates well with existing ‘nodes’ of services that are well related to transport routes, and employment areas and form the focus for a ‘neighbourhood’.

There is a requirement to take account of the rate at which houses are actually built to ensure as CLP states (policy 2) “delivery of the target in the plan period”. A ‘delivery trajectory’ links planning permissions to building lead-in times and rate of deliverability to check whether housing targets can be met within the plan period (NPPF para 47, states “sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within 5 years”). Using the methodology in Cornwall’s Housing Implementation Strategy, it can be demonstrated that planning permissions granted on Addington, Tencreek and Woodgate Rd. are capable of delivery within the plan period. The additional site allocated by the NDP at Charter Way/Pengover Rd. and likely to receive full permission early in 2017 is also capable of delivery prior to 2030, and would lead to a surplus of deliverability over target. See also Policy H5, and evidence base.

OBJECTIVE 2

Prioritise and maximise use of brownfield land (including outworn employment sites), empty properties, conversions and redevelopment by:

- a) Assessing the windfall and brownfield land capacity of Liskeard 2015-2030 and setting criteria for the development of such sites as come forward
- b) Policy prioritising brownfield land development.

POLICY H2

Brownfield Land First

Further releases of land for housing beyond the development boundary established in POLICY NP1 will not be permitted until 90 dwellings have commenced development on a combination of the urban capacity sites identified in Table 1 and smaller unidentified 'windfall' sites within the urban area using the base date for measurement of 1st April 2016.

Reasoned Justification

NPPF sets as one of the core planning principles (para 17) that planning should 'encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value'. In the major 2015 community engagement response, most acknowledged that housing must be part of the Plan, but there was considerable agreement that every effort should be made to use brownfield sites, not good agricultural land, and that better use should be made of empty housing and commercial property.

The introduction to Policy 21 of the Cornwall Local Plan, which refers to the safeguarding of land, says that land is a valuable resource and must be used efficiently. To achieve this Policy 21 opens with the intention to make the best use of land, going on to encourage 'sustainably located proposals' that:

- a. use previously developed land and buildings
- b. use despoiled, degraded, derelict and contaminated land provided
- c. increase building density where appropriate, taking into account the character of the surrounding area and access to services and facilities to ensure an efficient use of land;
- d. take into account the economic and other benefits (including food production) of Grade 1, 2 and 3a agricultural land, and that
- e. Where significant development of agricultural land is demonstrated to be necessary, poor quality land should be used in preference to that of higher quality.

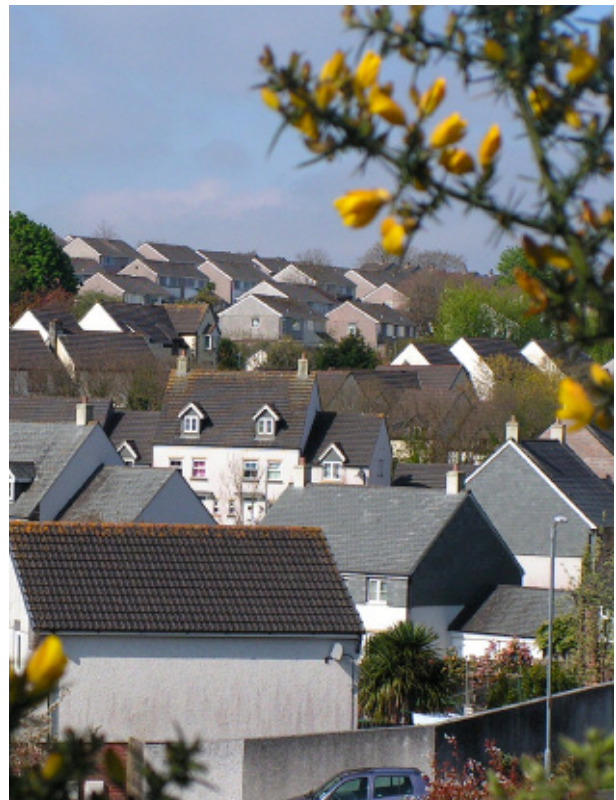
This policy and its supporting text clearly prioritises previously developed land for new development, over the release of other land and thereby introduces a 'sequential' approach. This principle goes to the

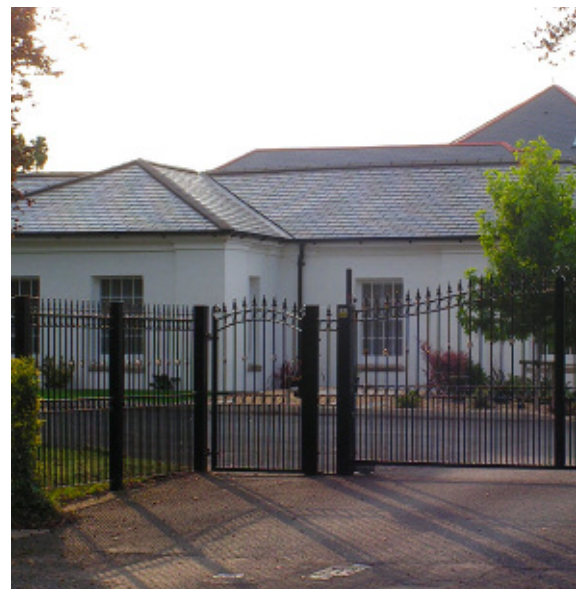
heart of the planning system, requiring a sequence of tests when considering the location of new development, to ensure that development is located in the most sustainable location first, before other, less sustainable locations are chosen. Policy H2 of this Neighbourhood Plan provides a mechanism to implement Cornwall Local Plan Policy 21 for the release of sites for housing.

Furthermore, this policy will assist Cornwall Council in its duties to maintain a 'Brownfield Land Register' and bring forward sites via the 'planning permissions in principle' mechanism under Sections 150 and 151 of the Housing and Planning Act 2016 by identifying sites appropriate for inclusion.

In addition to the benefit of protecting better quality land, this policy will also aid the vitality and viability of the town centre and services located within the built-up area, as the new residential development resulting will be better located in relation to them.

The figure of 90 units represents a discount of 30% on the total assessed urban housing capacity link to HIS given in the table below





Comment Previous Govt guidance positively encouraged the use of sequential tests and brownfield targets to encourage the majority of development to be located on brownfield sites. Whilst NPPF does not give such encouragement, it does not rule out such an approach, and indeed NPPF already prescribes two forms of sequential policy for retail development and development in areas at risk from flooding, and a similar approach is advocated for the release of formal Green Belt land. Furthermore, CPRE, in its document 'Removing Obstacles to Brownfield Development: How Government can work with communities to facilitate the re-use of previously developed land. Foresight Paper No.2' says its essential to set out a sequential approach to land allocation which prioritises brownfield land.

The current and future supply of housing land has been examined. Dwelling completions since 2010, plus outstanding commitments (i.e. permissions granted but not yet completed) as at 1/4/2016 were for 841 units in the Liskeard area. Cornwall Council have forecast an allowance for 'windfall' of 86 units by 2030, a total of 921 against the target of 1400 dwellings, leaving a residue of 479 to be found. The brownfield sites that might contribute to that supply were assessed, so that an allowance can be made for these before it is necessary to look outside the built-up area for housing land.

The assessment involved site visits, desk-top research, inspection of the Planning Register, and judgement taking into account factors such as:

- Physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- Potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas;
- Environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

This work has led to the conclusion that about 130 dwellings can be provided within the existing urban boundary of Liskeard. Taking this against the residual requirement of 479 leaves 349 to be found in urban extensions.



Table 1: Windfall & Urban Capacity Assessment

<i>Site Ref Address</i>	<i>Area (HA)</i>	<i>Windfall allowance check</i>	<i>Urban Capacity Sites (10 or more dwellings)</i>
HC1 Fountain/Greenbank and land behind	0.17		10
HC2/HC3 Topfoto – Barras Place	0.11		19
Land above Westbourne extension			
car park inc car-wash and tyre businesses	0.18		
HC4 Westbourne House	0.44	5 flats	
HC5 Graylands	0.24	6 flats	
HC6 Trewithan	0.28	6 flats	
HC7 Hamblyn's Garage Pound St	0.06	5	
HC8 Old auction rooms opp. Pipewell	0.013	3	
HC9 Luxstowe Bungalow	0.07	2	
HC10 Old Chapel Barn St (Silver Band)	0.023	2	
HC11 Taylor's Workshops, Barn Street	0.34		25
HC12 Gas Lane	0.05	3	
HC13 Derelict Enterprise Centre Barn Street	0.43		25
HC14 Land r/o Rectory and St Martins Church Hall	0.19	5	
HC15 Old Station Road, Moorswater	0.17	3	
HC16 Old Station Road, Moorswater	0.16	4	
HC17 Old Stag Inn, Station Road	0.14	9	
HC20 Land off Wrey Avenue	0.18		10
HC21 Police and Ambulance Station	0.79	6	
HC22 Timberlee, Addington	0.56		10
HC23 Tenerife, Addington	0.41		10
HC24 Lower Lux Street shop to residential conversions		4	
HC25 Webbs Cottage	0.05	5	
HC 26 Butcher's shop, Higher Lux Street	0.01	3	
HC27 Sungirt Lane	0.19	1	
HC28 New Road/Gypsy Lane	0.29		10
HC29 Boveway Lane/Connoc Close	0.30		10
HC30 Pike Street old public conveniences.	0.01	3	
HC31 Rendcliffe Cott. Limes Lane		1	
HC32 7 Greenbank Lane		2	
TOTAL AREA	5.856	78	129
HoL 'Town Centre Regeneration Projects'			Up to 50

Note that the windfall allowance forecast used in Cornwall Local Plan calculations is based on historic production rather than site assessments. The data above, based on local knowledge and site assessments, confirms the validity of that forecast.

Progress in achieving the delivery of the target of 90 set in Policy H2 as at 1st October was 30 units.

OBJECTIVE 3

Ensure that housing provision matches the rate of job growth within the Liskeard area by:

Establishing a mechanism relating housing provision to the provision of employment land.

OBJECTIVE 4

Integrate extensions beyond the built up area with and strengthen existing neighbourhoods which are accessible to key facilities, services and the town centre by public transport, pedestrian and cycling routes that are reasonably direct, level, and safe by:

- a) Identifying criteria for assessing where development proposals may most appropriately come forward that achieve local sustainability objectives.
- b) Carrying out assessment and Identifying the most appropriate land for release.

OBJECTIVE 5

Support the local building industry and release the energy of self-build initiative by:

Emphasizing provision of housing target through brownfield development, conditioning planning permissions, and requiring an element of self-build provision on larger sites.

POLICY H3

Employment And Housing Balance

In order to relate the delivery of employment land to the expansion of housing provision, all new larger housing schemes (30 or more dwellings) must contribute towards meeting the need for employment land, through a process of cross-subsidy. Where a developer can demonstrate that the site is not suitable for inclusion of employment (e.g. because of topography, environmental impact, poor transport links etc) then an 'off-site' contribution will be sought to cross-subsidise the release of employment land elsewhere in the NDP /CNA area.

Note Cross-referenced to employment policy EM1

POLICY H4

Allocation To Meet Current Target

Land is allocated at Charter Way/Pengover Road for mixed use development for 207 residential dwellings with associated roads, footways, parking, landscaping, drainage and open spaces.



POLICY H5

Ensuring Housing Delivery To Meet The Target Up To 2030

If the demonstration of housing deliverability detailed in our evidence base over the plan period, falls short of the trajectory needed to reach the set target of 1400 by 2030 (taking a three year moving average), then housing would be allocated in accordance with the criterion based ranking assessment that has been carried out as part of this plan.

Extensions of appropriate scale to the area, beyond the development boundary set in Policy NP1 may be permitted if they:

- a) Are in accord with the neighbourhood plan's assessment ranking in terms of sustainability and suitability (based on criteria of location, access, impact and developability).
- b) Comprise a mix of uses including employment land, live/work units, completed workshops to be delivered in-phase with the housing element (see Policy EM1).
- c) Include provision for enhanced or additional community space and facilities
- d) Integrate effectively with and reinforce existing neighbourhood nodes
- e) Provide access to the town centre and neighbourhood facilities by safe walking routes, cycleways and efficient public transport.
- f) On sites of more than 50 dwellings include at least 5% of plots are serviced and made available for self-build and self-completion developments.
- g) On sites of more than 50 dwellings provision should be made for the involvement of a community land trust.

For the avoidance of uncertainty this Neighbourhood Development Plan makes it clear that POLICY 9 of the Cornwall Structure Plan, which provides for 'affordable led rural housing exception sites' 'outside but adjacent to the existing built up areas of smaller towns, villages and hamlets' does not apply to Liskeard.

POLICY H6

Agricultural Dwellings And Specialist Need Dwellings

Any new dwelling required to serve the essential uses of agriculture, forestry or some other special need shall be sited within or immediately adjacent to an existing group of dwellings suitably located to serve the purpose, unless it can be shown that there are overriding reasons why it must be built elsewhere.

Reasoned Justification

Policy H3 – Employment and Housing Balance

A concern strongly expressed in community engagement is that the rate at which additional housing is provided creates a demand for jobs that outstrips the rate at which employment land becomes available. With the number of houses planned and associated population increase, this could lead to future unemployment issues, and the community also did not wish Liskeard to just develop as a dormitory town.

Policy H4 - Allocation to Meet Current Target

In order to meet the target of 1400 completions by 2030, an additional site allocation is proposed that will embrace the currently pending application for 207 dwellings at Charter Way/Pengover Road. The NDP's housing trajectory summarised below demonstrates that the target can be met.

Policy H4/H5 – Allocation to meet current target, and ensuring housing delivery up to 2030

NPPF para 47 indicates that LPA's should look to significantly boost the supply of housing through meeting objectively assessed needs identifying a 5 year deliverable site supply as well as identifying developable sites for subsequent years. In support of the CLP Target for housing growth, a target for the delivery of 1400 dwellings between 2010 and 2030 has been set for Liskeard. Since 2010 the town has shown an accelerating delivery of housing, making a positive contribution towards the delivery of Cornwall's target, and this is expected to continue, throughout the plan period. The NDP Housing Working Group carried out an assessment of the Housing Delivery Trajectory for Liskeard, using the methodology outlined in the CLP Housing Implementation Strategy (2016). This demonstrates how the target of 1400 could be achieved within the 2030 time-scale, including a surplus, which would compensate for non-delivery in the event of developers not keeping pace with the trajectory.

When monitoring delivery against trajectory it is suggested that 'moving averages' should be employed to iron out short-term fluctuations in delivery.

The calculation is based on conservative estimates of 'lead-in times' and 'build-out rates' quoted in the HIS, which may be improved upon in the current more buoyant house-building market.

Liskeard has a solid historical record of windfall delivery; the NDP has noted a continuing supply of sites where windfall approvals may occur showing that the CLP windfall allowance to 2030 of 84 is realistically deliverable

In addition, Brownfield and infill (urban capacity) sites identified could provide a further significant addition to completions, even after applying the HIS discount of 30% for non-completion. To date, some 30% of these sites have already come forward.

Two larger sites contributing to Liskeard's housing growth are either in progress (Addington), or now with permission (Tencreek), with a third site (Charter Way/Pengover Rd) allocated by the NDP and likely to be granted permission within a short time-scale. Taken together, these sites are shown (using HIS methodology) to be capable of completion within the period to 2030, and added to other smaller permissions and the urban capacity identified will give a surplus of supply by 2030.

Full details of the calculation are referenced in the evidence base, but in summary, they show that windfalls (86), discounted urban capacity (90), current completions and commitments, including the deliverable sites at Addington, Tencreek, and Charter Way/Pengover Rd (1356) gives a total of 1532, indicating a surplus beyond the target.

Policy H5 - Ensuring housing delivery to meet the target up to 2030. Beyond the provision in policy H4 no further urban extension site releases are justified up to 2030 to meet the Cornwall Local Plan housing land target under CLP Policy 2a. However, should a significant overbearing justification arise, the policy describes the criteria that would govern such a release.

Policy H6 – Agricultural /special need Dwellings. Residential development in the countryside is normally restricted with the exception of dwellings needed for agricultural/rural workers. This policy seeks to direct

such dwellings to locations where they will have least impact. Partially used brownfield sites could also be considered if it can be demonstrated there is a need to develop small innovative schemes, which may include live/work units, to support the special needs sector e.g. horticulture or social farming unit.

Comment The site at Charter Way/Pengover Road identified is subject to a current planning application, which is expected to be approved by Cornwall Council in 2017. This would provide 207 units against the residual requirement (see chart below) needed to reach the Cornwall Local Plan target of 1400 dwellings. The notional surplus of land to accommodate 132 dwellings, is sufficient to meet the need identified to help ensure that 1400 dwellings are delivered, and contributing to the defence of the Local Planning Authority's 5-Year housing land supply requirement.

Local Plan Housing Target	1400
Completions 2010-Apr 2016*	281
Planning permissions (including remainder at Addington)*	554
Additional permissions at Tencreek & Woodgate since Apr 2016	315
Windfall on small sites (Oct 2016 -2030)	86
Total current supply	1235
Residual Requirement (LP Housing Target minus completions and permissions)	165
Liskeard Neighbourhood Development Plan Urban Land Capacity (discounted by 30%)	90
Liskeard Neighbourhood Development Plan Allocations	207
Liskeard Neighbourhood Development Plan Provision (NDP urban capacity plus NDP allocation)	297
Total Dwellings	1532
Surplus over target	132

*** Cornwall Housing Implementation Strategy 2016 : figures at April 2016**

OBJECTIVE 6

Do not add unacceptably to pressure on infrastructure, service and road traffic conditions, provide opportunities to resolve local infrastructure problems with sustainable remedial measures, and Promote developer contributions to the development and extension of the Town's social infrastructure by:

- a) Ensuring that infrastructure issues are understood and measures to improve existing provision/mitigate impacts are taken.
- b) In the likely possible absence of Community Infrastructure Levy, by encouraging financial contributions towards the upkeep and extension of town facilities that will be impacted upon by the new population occupying a residential development.
- c) Establishing a community fund, administered by Town Council for the intelligent distribution of such funds.

POLICY H7 Infrastructure

Housing developments during the plan period should not unacceptably add to demands on existing physical and social infrastructure provision in Liskeard and will be expected to make appropriate contributions towards additional provision, improvements to existing provision, or mitigating measures where impacts are unavoidable, in accordance with the schedules set out in the 'delivery plan'.

Reasoned Justification

CLP Policy 28 sets out the requirement for developer contributions to ensure that the necessary physical, social, economic and green infrastructure is in place to deliver development. Policy H6 is intended to ensure that, in addition to the 'standard' requirements to meet highway, educational, on and

off site drainage etc, the specific needs of Liskeard are addressed.

Comment. The 'Delivery Plan' gives details of the requirements under Policy H7. More background information is given in the Liskeard 'NDP Infrastructure Report'. In preparing for future growth, it details present & future capacity for the towns major services, utilities, open space & transport, indicating planned improvements and developer contributions. Also throughout the development of the plan, consideration has been given to avoiding unacceptable demands on infrastructure provision through paying regard to location of housing, employment and neighbourhood facilities, utilizing the main road network, strategic bus services and rail link, localized smaller site developments & proposed enhancement of safe and sustainable walking & cycling routes.

OBJECTIVE 7

Redress the imbalance in housing tenure, size and mix whilst meeting essential social needs by:

Providing for a mix of dwelling types, including particularly better quality housing that meet the needs of businesses moving to or expanding in the area and 1 and 2 bedroom flats for single people and couples, specialized need housing.

POLICY H8 Redressing The Imbalance In Housing Tenure, Size And Mix

New residential developments should incorporate where appropriate a balance of:

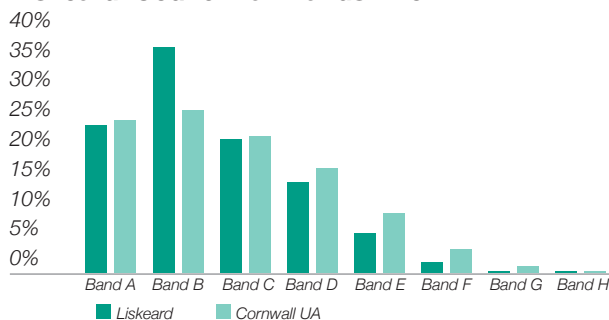
- a) larger family and 'aspirational homes'
- b) small dwellings suitable for 1 and 2 person households
- c) later-living units, and 'lifetime housing' suitable or readily adaptable for disabled persons or those with special needs, on parts of the sites with generally level access to facilities and public transport
- d) specialised housing (such as; extra care, foyer housing for young people, care and support housing etc.)

Reasoned Justification

Policy H8 - Council Tax banding assesses properties according to their rental value, and can be used as surrogate measure of the quality and attractiveness of dwellings. Data on the number of dwellings by council tax band confirms that the Liskeard Parish dwelling stock is skewed towards 'band B' properties (the second lowest rental value of seven bands) compared to the rest of the county [see Table]. Recent data on the period from 2006 to 2015 indicates that little change in this balance has occurred. The 2011 Census showed that Liskeard had a lower proportion (17.3%) of larger (4 and 5+ bedrooms) than in Cornwall (19.9%), the SW (21.4%) and England (19%), and a higher proportion of smaller dwellings.

Arguably the domination of the housing market with smaller and lower value dwellings has implications for the housing mix and health of the town centre, demands on services, the profile of skills available to inward investment, etc. This would suggest that Liskeard dwelling stock needs to be adjusted to provide a better mix of properties in the higher value tax bands to attract and support a more diverse population. Such rebalancing of the housing stock may help create a wider social mix, and support employment land allocations (see policy EM1). This issue that has been highlighted in previous plans for the town, the NP community consultation, as well as the up-to-date Local Plan (see www.planliskeard.co.uk).

Liskeard: Council Tax Bands A to H



Government policy is that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes (NPPG Para 50)).

Comment Larger family homes are those with 4 or more bedrooms, whilst 'aspirational homes' may be more substantial dwellings in their own grounds, or part of an estate development, or quality apartments within building conversions. When applications for housing are being considered, developers should assess current demographic and market information to determine the proportional balance of specialist housing required.

OBJECTIVE 8

Support proposals to enhance the viability and vitality of the town centre by

1. Encouraging residential development as part of new schemes within or on the edge of the town-centre.
2. Ensuring that urban extensions for redevelopment are located within walking, cycling or public transport distance of the town centre (see policies H1 and H2)

POLICY H9

Supporting The Town Centre

On sites coming forward for housing within or on the edge of the town centre boundary, permission will only be granted for schemes that support the viability and vitality of the town centre through:

- a) Maintaining existing housing densities, or, where appropriate to local scale and character, increase housing densities, and:
- b) Include provision for small dwellings suitable for first-time buyers, and purchase or renting by the elderly, and other small households or:
- c) Include provision for mixed use development such as live/work units, with 'common room' and 'maker-space' facilities

Reasoned Justification

Many occupiers of dwellings within town centres are likely to appreciate the accessibility to services and public transport that a town centre location affords. Also it is often in these locations that higher density development can in environmental terms be best accommodated. Therefore residential development close to town centres can add to footfall, increase daytime viability and add to after-hours vitality, as well as meeting the lifestyle requirements of both young and old. See Town Centre map in 'a place to meet shop and do business' for boundary.

Comment Residential development in town centres can be far more efficient in terms of land use than other residential locations, reaching higher densities and contributing value to help support regeneration initiatives. This policy complements Policy TC3.

In mixed use developments, where home enterprise businesses may cluster, 'common rooms' are typically places where conferencing or particular IT facilities may be accessed, whilst 'maker space' are areas where orders can be assembled, part kits assembled etc.

OBJECTIVE 9

Encourage high quality design by:

Encouraging compatibility of design with surroundings, making the best use of landscape, landscaping and providing safe and convenient access for pedestrians etc, and designing against crime

POLICY H10

General Design Principles

New residential development must:

- a) Be compatible in its design with the surroundings in terms of scale, density, massing, height and construction materials.
- b) Make the best use of landscape, townscape and/or topographical features that make a significant contribution to the character of the area
- c) Provide safe and convenient access for pedestrians, cyclists, and those with mobility or sensory impairment
- d) Incorporate hard and soft landscaping as an integral part of the design
- e) Respond to and where possible provide remediation of existing environmental or design issues that are detrimental
- f) Incorporate design features that enhance crime prevention and provide a secure environment
- g) Demonstrate high standards of sustainable design as set out in Policy SUS1

Reasoned Justification

Every new development, of whatever scale, has a potentially significant effect on the appearance and character of an area. High quality design ensures usable, durable and adaptable places and is a key element in achieving sustainable development. Good design goes beyond the architecture of individual buildings, but is also about the functionality and impact of the development on the overall character, quality and sustainability of an area. This policy establishes the design principles that all planning applications will be assessed against. Practical advice on appropriate design is set out in the Cornwall Design Guide. The guidance explains what specific factors should be taken into account when designing new buildings. Proposals for new development should refer to this guidance.

