

St Stephen in Brannel Design Evidence Report

Planning Policy Background

National Planning Policy Framework 2021.

- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this [Para 126]
- Plans should, at the most appropriate level, set out a clear design vision and expectations...Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes....[Para 127].
- Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design...[Para 128.... all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes [Para 129].
- Planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site, support local facilities and transport networks; and create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 49 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience [Para 130]
- Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined 50 , that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards) [Para 131].

Planning Practice Guidance October 2019

NPPG [Paragraph: 001 Reference ID: 26-001-20191001] says that 'well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications' and point to the National Design Guide. It notes that Non-strategic policies can be used to establish more local and/or detailed design principles for an area, based on appropriate evidence of the defining characteristics of the area, such as its historic, landscape and townscape character. The Guidance adds that:

- neighbourhood plan making is one of the key ways in which local character and design objectives can be understood and set out, and with the benefit of being a community-led process [Paragraph: 004 Reference ID: 26-004-20191001]
- Local design guides should be informed by the 10 important characteristics of good places set out in the National Design Guide, and need to be shaped by a clear understanding of the local area's qualities and opportunities.

- Good local design guides are concise, positive documents which are accessible and use tools such as illustrations and checklists to highlight key design issues and possible solutions.
- To be given as much weight as possible in the decision-making process, local design guides need to be adopted as supplementary planning documents or appended to a neighbourhood plan. [Paragraph: 005 Reference ID: 26-005-20191001]

Cornwall Local Plan.

Policy 12: Design focuses on achieving high quality, safe, sustainable and inclusive design in all developments. Development proposals should ensure distinctiveness relative to its location in Cornwall and should maintain and enhance its distinctive natural and historic character. As part of a comprehensive place-shaping approach, proposals will be judged against fundamental design principles of:

- character
- layout
- movement
- adaptability, inclusiveness, resilience and diversity
- engagement

Policy 13: Development standards. This policy sets out design standards that new development must achieve including (but not restricted to) criteria for space, flexibility, public open space, parking and adverse impacts such as noise.

Policy 16: Health and wellbeing. This policy aims to improve the health and wellbeing of Cornwall's communities, residents, workers and visitors by ensuring that development protects people from unsafe environments such as pollution etc and encourages healthy choices and physical activity through design.

Policy 23: Natural environment. This policy ensures development proposals 'sustain local distinctiveness and character and protect and where possible enhance Cornwall's natural environment and assets according to their international, national and local significance.'

Policy 24: Historic environment. This policy advises that 'development proposals will be permitted where they would sustain the cultural distinctiveness and significance of Cornwall's historic rural, urban and coastal environment by protecting, conserving and where appropriate enhancing the significance of designated and non-designated assets and their settings.'

Policy 25: Green infrastructure. This policy states that development proposals 'should contribute to an enhanced connected and functional network of habitat, open spaces and waterscapes'

Other plans and studies

National Design Guide

The National Design Guide emphasises design in the planning context is about the relationship between buildings, spaces and community. This is expressed as 'Place' It says that:

'Places affect us all – they are where we live, work and spend our leisure time. Well-designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion. They function well, accommodating businesses, homes and a range of other uses and activities that support our everyday lives. Well-designed places can last for many years.'

It goes on to explain that place is more complex and multi-faceted than a building:

- *it is a setting for a diverse range of uses and activities, and is experienced by many people in many different ways;*
- *it is made up of buildings, and also landscape and infrastructure, which are likely to endure longer than the buildings themselves;*
- *most places evolve over a long period of time once they have been established, with many incremental changes that can affect their quality;*
- *the quality of 'delight' includes a richness of experience gained from all of our senses, not only the visual; and*
- *beauty in a place may range from a long view down to the detail of a building or landscape.*

The National Design Guide says that the purpose should be to create well-designed and well-built places that benefit people who use a place for various purposes including to live, work, shop, spend leisure and recreation time, and to move around between these activities, and for those who visit or pass through. It also benefits people at different stages of life and with different abilities such as children, young people, adults, families and older people, both able-bodied and disabled.

It says that well-designed places have ten characteristics that help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework. These are:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

It says that well-designed places are unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings, but should also include careful attention to the other important components of places including their layout, the form and scale of buildings; the context for places and buildings; hard and soft landscape; transport, utilities, services such as drainage; and social, commercial, leisure uses and activities. The choices made in the design process contribute towards achieving the ten characteristics and shape the character of a place.

The National Design Guide provides a structure that can be used for the content of local design guides, and addresses issues that are important for design codes

All local design guides and codes will need to set out a baseline understanding of the local context and an analysis of local character and identity. This may include (but not be limited to) the contribution made by the following:

- the relationship between the natural environment and built development;
- the typical patterns of built form that contribute positively to local character;
- the street pattern, their proportions and landscape features;
- the proportions of buildings framing spaces and streets;
- the local vernacular, other architecture and architectural features that contribute to local character.

Well-designed places and buildings come about when there is a clearly expressed 'story' for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context.

The National Design Code

This document helps to detail the issues that should be covered in any design analysis for small sites based on the 'ten characteristics' set in the NPPF/National Design Guide. It also advocates that design guidance should be based around a Design Vision, and identifies the issues to cover.

The Ten Characteristic of Good Design

- Context:
- Identity:
- Built form:
- Movement:
- Nature:
- Public spaces:
- Uses:
- Homes and buildings:
- Resources:
- Lifespan:

Issues to Cover

- Character types, site context, historic assessment.
- Local character, legibility, design.
- Density, types and forms, blocks, building lines, heights
- Street network and hierarchy, walking and cycling routes, inclusivity, parking etc.
- Green networks, open spaces, water, biodiversity, street trees
- Parks, meeting places, security
- Land use types, mix, active frontages, etc
- Space standards, accessibility, light, aspect, privacy, security, gardens etc
- Energy, water etc
- Management, participation, community

From: Figure 2, National Design Guide.

Cornwall Design Guide

The Cornwall Design Guide sets out to improve the quality of homes and surroundings in Cornwall for the benefit of residents and visitors as well as to enhance the distinctive aspects of the historic and natural environments. With the mounting pressures of climate change, this is seen as more important and urgent than ever

The Guide sets out a Design Vision, which the NDP should share:

'Cornwall's developments will create welcoming, inclusive places with comfortable homes in surroundings that promote healthy lifestyles and foster green and resilient communities. Cornwall will have a built environment of a quality that complements, enhances and integrates with its outstanding and distinctive natural and historic environment. These fundamental attributes will stand the test of time, having been achieved through community engagement, best practice and a full appreciation of the local context'.

Baseline

At an early stage in the development of the NDP, the Steering Group carried out village character assessments.

Coombe.

Local Style: Coombe, near St Stephen, is a small village consisting of 120 dwellings, just 2 miles off the A390 and nestles in a valley situated between St Austell and Truro. The River Fal runs through the village. Houses are of individual style and are a mixture of bungalows, houses, of which some are split level, cottages and some social housing, consisting of two storeys and being mostly detached, semi-detached with some terraced properties. Older properties are typically constructed of granite and stone with slate roofs. Newer constructions being of block, slate with some adding cladding. Gardens in the main are at both front and back of the properties with some front gardens being given over to parking. No working commercial properties are present within the village with agricultural buildings being present on the outskirts.

Scale: Coombe consists of around 120 dwellings that form a linear/ribbon development along the sides of a wooded valley. Buildings do not project beyond the skyline and it is important that this is maintained so that the visual impact of the environment is not compromised.

History : The Methodist Chapel and former village shop are now private dwellings. The village Sunday School building, later used by the Methodist/Wesleyan Society until 2014, was built by villagers in the early 1900s. The lease was taken over by Coombe Community Trust in 2010 and was opened as a community hall in October 2011. It is the hub of a variety of activities in the village. The Old Stamps and the remains of the old tramway and mining buildings are evident at approaches to the village and need to be retained as this forms the history of the former mine workings evident around the surrounding area – The Dowgas Adit, Wheal Marshall Lode etc. The Boconnoc Estate have had a long connection with the village and still retains properties therein. The Great Western Railway line runs through Coombe and there are three historical railway bridges and the viaduct present within the environs. In the centre of the village is the Coombe Playing Field which, in 2012, in honour of the Queen's Diamond Jubilee, became a QE11 PLAYING FIELD. This means that it is legally protected from development and will remain a playing space for the community forever. The Playing Field has a large grass area, children's playground and toilet block and is the venue for the annual Village Fete. There is also a tennis court with a hard playing surface in an adjacent field. This court is open for public use and is used by residents from the surrounding villages. These amenities are crucial to community life. Running along the base of the valley floor is a long meadow that is important for wildlife and has been the venue for the annual Horse Show – a tradition that has been in practice for well over 30 years. It is a beautiful meadow that is the physical heart of the village, surrounded by properties, some of which are historical (i.e. former Mine Captain's House and The Old Stamps) but also under which are historical mine workings. This land should be not used for building or development and be protected and preserved for future generations.

Setting, Skyline and Views: As mentioned above, Coombe is a rural village nestling within a wooded valley. The views are of trees, fields and country lanes with a variety of footpaths/bridleways. The River Fal runs through the village. Any new building must be contained within the linear/ribbon development of the village but should be restricted due to the lack of services available – there are no shops, public transport links etc.

Green Space: Gardens in the main are at both front and back of the properties with some front gardens being given over to parking. Any new construction should include a garden so as to provide continuity. As already mentioned in the 'History' section, Coombe has an important community resource in its Playing Field and Long Meadow. The area is surrounded by footpaths and bridleways which should be maintained.

Commercial Buildings: There are no commercial buildings within the village. Most businesses being smaller enterprises and run from home.

Connectivity: No public transport links at present. They disappeared around 2005 and the nearest bus links are either in St Stephen, Grampound or Sticker, all around 1.5-2 miles away. Although the main line railway runs though the village there is no stop/platform (either request or otherwise – could this be explored?). Superfast broadband is available within the village providing excellent connectivity and it is essential that this be maintained.

Treviscoe

Local Style: Long row of granite cottages with slate roofs on main road. The red brick church is the most prominent building. Most properties have front gardens with the majority being made into parking as there is very few properties with garages. At the far end of the village is a new estate made in new materials which is not in keeping with the main village. There are a few offices and industrial areas these being mainly at the Little Treviscoe end of the village.

Scale: One long row of dense two story housing on both sides of the road. In Little Treviscoe Housing is on one side with in industrial units on the other. Any new housing needs to be less dense and in keeping with the ambience of the surrounding environment.

History: Clay works and clay dryers these building needs to be developed not demolished and in keeping with village which would enhance the area.

Identity: Residential with industrial areas from the China Clay area in Little Treviscoe. On road parking as no garages. Playing Field and Community Centre. No school or post office.

Setting Skyline & Views: Low level housing surrounded by open farmland. To the far end of Treviscoe the Incinerator from St Dennis is very dominant.

Green Space: Houses have front and back gardens, however most have converted front gardens into parking areas. Back gardens are enclosed so not suitable for parking. There is a playing field in Treviscoe which is surrounded by trees. This is the only green space in the village so it is important that the green fields around the village are protected.

Commercial Buildings: Nuco Training which is in two converted houses with rendered front. Laundry in old Imerys Lab. Dryers and some small commercial units

Connectivity: Hourly bus service to St Austell

Nanpean

Local Style: Traditional granite cottages with large terraces. Houses are typically set back from the road with front and rear gardens. Some but not all have off street parking. Modern estates have been built, mainly with render finishing, not all are in keeping with the local style of the village.

Scale: One or two storey properties, very few bungalows. High density housing for the size and layout of the village, especially on the more modern estates.

History: Traditionally clay workers houses, which the large terraces at Currian road were built for. The Clay industry is still a predominant part of the village with industrial units at Drinnick. Historically there was a large farm in the centre, which has become housing over recent years, with a small area of fields still in situ. The village has strong traditional features such as the school, public house, chapel, church, church rooms, and cemetery. The village also hosts a war memorial and the millennium All of which are features that residents would like to see protected. The football club has been running for a number of years. The Post Office and other shops has unfortunately all been closed and turned back into residential properties.

Identity: Traditionally a village for clay workers which is the purpose of the large terraces.

Setting, Skyline and views: The Village follows the topography of the land set in a Y shape on a hill, the main housing stock follows the patterns of the road, with newer housing estates filling the gaps. The village is completely surrounded with clay workings. Only small areas of agricultural land remain.

Green Space: The village hosts a recreation ground at Victoria bottoms which is where the football club is situated. Large areas of clay works are host to a number of public footpaths. There are other small pockets of green spaces and two small play areas within Grenville Meadows.

Commercial Buildings: Commercial buildings are still frequent within the village, Public House, shop, Chinese take-away, garage, car body shop, builders merchants. There is also a large number industrial units at Drinnick housing a number of businesses. Imerys use to be the main use of the majority of buildings in the area.

Connectivity: Poor Bus Service through the village. One small public Car park at present. Lots of vehicles park on the street causing problems with congestion and safety when entering and exiting properties. The main roads are two lane carriageways with the newer estates having less wide single width roads.

Whitecross

History: Whitemoor is a small village in the clay area. The village consists of 3 main roads in a T shape, North Road leads to Roche, Park Road leads towards Nanpean via Currian Vale these roads form the top cross of the T. Crown Road forms the upright of the T and leads to St Dennis.

There is a Methodist Chapel, built in 1875 and a Primary School, now an Academy, built in 1893, with several modern additions. There is no mains drainage and all properties are reliant on either septic tanks or cess pits, there is also no access to mains gas supply.

Local Style: The housing provision on North Road consists of a mix of small traditional clay workers cottages, bungalows and 2 small new housing developments, both of these developments are ongoing. There is also a small farm/small holding. Park Road consists of more traditional cottages and the entrance to the recreation ground. There is a large Recreation Area which belongs and is the responsibility of the Village. This consists of a football field, a field with play equipment for children and exercise equipment suitable for adults. There is also a building for storage. Crown Road has mostly bungalow dwellings along with a few older cottages. There is also an equestrian centre operating at the far end of the road.

Setting and Skyline: Whitemoor is situated in the clay mining area and is 728ft above sea level it is bounded by clay workings and sand tips. Some of these are now beginning to green over and return to nature. However if required could be reopened as working pits. The village has green space around it used as farm land and open uncultivated space with some footpaths. As the village is high up there are some views but these are obscured in some places by tips and burrows from the clay workings.

Transport: Whitemoor is served by 2 bus routes the 21 service is hourly and connects to St Austell and Newquay. Service 22 runs to Truro and runs 3 times in the morning and 2 Xs in the afternoon; both of these services terminate at 1900hrs. There is no train service in Whitemoor and our nearest stations are Roche (infrequent local service) or St Austell for main line trains.

Amenities: We have a Primary School with a Nursery and a Chapel with a small Sunday School room. There has been no Shop or Post Office for 15 years and there has never been a Public House. The village would like to see use made of redundant buildings, and converting them for use as housing. This would preclude the need for new housing being built on greenfield sites.

Businesses: There is a Tyre Service/MOT Facility, an Equestrian Centre and a small Motor Cycle business, other than this there are several one-man concerns i.e. Painters and Decorators, Plumber, Electrical Engineer, Gas Technician, General Builder etc. The main employer has always been Imerys China Clays.

Foxhole

Local Style: Houses are typically Granite built cottages from pre 1900, all with slate roofs. Newer additions have render, pebble-dash or slate front. Newer estates have pockets of different styles, not all of which are in keeping. There has been a couple of very recent addition clad houses which do not enhance the local style. Large traditional terraces throughout the village. Houses are typically set back from the road with front and rear gardens, the majority having off street parking.

Scale: Houses are one or two storey, any three storey have had loft conversions to gain extra space. Flats have been made from larger old houses, the old spar shop and chapel which still have their traditional exterior. The village is long and thin bordering the main road with no centre. A few estates branch off the main road most being within

the north of the village. There are also three caravan sites, the largest Gainsborough Park set high on the East has fantastic views over the Parish.

History: The village was previously two villages of Carpalla and foxhole, which have long ago merged to become foxhole. It's a traditional clay village with many of the terraces being built to house clay workers. Clay works can be seen on both sides through the Mica Dam (west), Blackpool pit (east) and the tanks at Goverseth (north.) The clay railway line borders the village on the West side and almost follows parallel to the road through the village. The Engine house, which forms part of the Mica Dam had the last working engine in Cornwall. This has since been removed. The beacon is a key feature of the village and can be seen by nearly every house within the village. Named St Stephen's Beacon it actually resides in

Foxhole: The old Chapel has been converted into flats, which was the only religious building within the village. The school, and shop-former post office are two existing features still in use. The chip shop, social club and football club have also been long standing features of the village.

Identity: The purpose of the village was for Clay workers and the clay village identity still holds strong. The village has found itself to be three sections, Top, Middle and Bottom due to it having no centre and the linear structure. The large traditional terraces and individual granite houses are vital for reinforcing the identity of the village. Residents like the traditional nature and look of the village with good connections to nearby towns.

Setting, Skyline and views: Foxhole is set on the side of a valley, with Blackpool pit to the east and the Mica Dam at the bottom of the Valley, on the west. To the North of the village the beacon and clay tanks boarder the village of the west. Clay tips and workings form a large part of the surrounding area. Also green fields can be seen bordering the rears of the properties on the main road, something many locals would like to see preserved. A windmill has become part of the skyline at Carpalla.

Green Space: The Village Green, and old clay pit in the centre of the village is used by lots of dog walkers and provides a great communal space that needs protecting. The beacon as mentioned is another large green space that dominates the village, although privately owned, right of way falls across it and the public are allowed to use this, another area that needs protecting. At the North is the football fields and recreation ground, which also has a play park. The football club have been running for a number of years and hold lots of community events. Agricultural land that boarder the properties on the main roads are mainly used for agricultural grazing or horses. Residents feel strongly that these shouldn't be developed, especially with so much clay working and brown field sites within the area. Properties typically have private gardens to the front and rear. Hedgerows border the roads on the way to and from the village and form areas within the village along with a number of grass verges.

Commercial Buildings: The Shop-former Post Office, Chip Shop and school are the only commercial buildings left within the village. The larger spar shop and lots of smaller shops that were within the village have now become residential properties. There are two clubs, the social club and football club which provide entertainment. The GP Surgery is in the centre of the village, but is only open part time.

Connectivity: Pavements throughout the village means within it, there are good walking connections, along with lots of footpath routes. Bus stops are frequent although the bus service is limited. The two lane highway throughout provides the most frequently used service, although parking along the main road, especially where new houses and estates have not provided enough parking, can be an issue. Parking is an area that could be improved through a village car park and something that should be implemented in new developments.

High Street and Lanjeth

Local Style: Traditional granite or slate cottages all with slate roofs, make up the centre of the villages with newer render additions. A few new cladded houses can be found which do not enhance the local style. Houses typically have front and rear gardens with off road parking.

Scale: One or two storey dwellings with large agricultural buildings. Lots of small holdings and farms throughout. High Street-Long thin village with houses boarding the road, agricultural farm land and clay works behind. Lanjeth is more centred.

History: Mainly Clay works and agricultural which can be seen through the skyline. The clay railway line, still in use, and sidings are featured in both villages. Chapels feature in both villages although they have now become residential properties. The Memorial Hall in Lanjeth is a key historic feature.

Identity: Mainly agricultural with lots of farms and small holdings. There are also a large number of small businesses.

Setting, Skyline and views: High Street is quite flat except for long lane which leads down the valley to St Stephen, views from this point can see St Stephen Village and the church within it. Lanjeth is set on the side of a Valley. Both have great views of lots of green fields, seeing a large area of the county from both villages. The Wind Turbine in Foxhole can be seen from High Street with some more throughout the skyline further afield.

Green Space: Lanjeth have playing fields and allotments which provide designated green spaces. There is lots of agricultural land and public footpaths. The roads are bordered by hedgerows and verges with lots of laybys. Trees line the roads and green space forms large parts of both villages.

Commercial Buildings: Lots of small businesses within the villages: woodworking machinery, electrical shop, industrial units, caravan tourism, agricultural and coal merchants, garden centre, antiques dealers, riding centre, haulage contractor. There are very few retail facilities and no general stores or village shops. Most business is agricultural or industrial.

Connectivity: Has great bus routes, the best within the parish. Unfortunately there are no or very little pavements throughout meaning that travelling on foot can be dangerous. The villages really need more pavements so residents can safely walk. Village

St Stephen in Brannel Village

Local style: Main street mainly two story with terrace granite type buildings pre 1900. Local shops and amenities central to the village. Several newer estates have been built since the 1970s with varying ranges of style. On investigation there have been many bungalows incorporated in the design of estates and the lay of the landscape. Mainly two stories with only two blocks of flats and bungalows located where the topography of the land allows. Trethosa road, great Charles close, Dabryn way and Gwindra road. Newer style single stories fit into Lower meadows. History. Areas around the listed church have been sympathetically developed.

Identity: The main identity of the village has been lost in recent years, once mainly a mining community most inhabitants now work outside the village, causing daily commute.

Setting, skyline and views: The village is now a victim of urban sprawl with constant need for affordable housing there have been numerous estates of affordable housing. These estates follow the contours of the once green fields, hence Hedgerow lane and Lower meadows. There are several solar farms around the outskirts of the village although only a few turbines. Bordered to the southwest by Scarcewater tip and Menna mica dam.

Green space: Recreation grounds and kings head both are historic green spaces. Older estates have grass verges but newer properties less so. Houses are spreading outwards over the farmland.

Commercial buildings: One main garage company with several sites, spreading the length of Terras road and Gwindra road. Several small units within compounds and buildings; Gwindra road, schoolrooms Fore street and Londis/ Phoenix store complex.

Connectivity: The A3058 is a main trunk route which requires regular major upgrades. The bus routes through St Stephen although regular are not always convenient for local connection to neighbouring villages.

Reference should also be made to the [Nanpean Cornwall and Scilly Industrial Settlements Initiative \[CISI\] Report](#) and also the [Nanpean Cornwall and Scilly Industrial Settlements Initiative \[CISI\] Report](#) both of which contain information on design matters.

Drainage

Ground conditions in the 'clay country' area are problematic. Infiltration rates are generally poor due to the high concentration of clay soils and surface water also tends to run off rapidly. Adequate space must therefore be allowed within the development layout to accommodate appropriate foul and surface water drainage systems.

Cornwall Councils requirement in relation to surface water drainage systems are that surface water runoff should be managed on the site where possible to prevent potential flooding issues elsewhere, designed to cater for the 1 in 100 year critical duration event plus a minimum allowance of 40% for climate change. Sustainable drainage systems should aim to mimic the natural environment prior to development and seek to implement wider landscape, amenity and ecological benefits which a fully integrated sustainable drainage scheme can offer. The use of above ground drainage systems such as ponds, swales and suitable planting can also offer water quality benefits.

Due to the past history of mining, consideration must be given to the proximity of any contaminated land close to proposed sites of infiltration systems, and care taken to ensure that contaminants are not mobilised as a result of the construction and operation of soakaways and other infiltration systems.

Related Community Engagement Feedback

Community Feedback on Design

- Ensure in keeping with area, sympathetic to different styles of village and location
- Maintain unique character of the seven distinct villages
- Retain character of each village as they develop
- Redevelop derelict buildings
- Protect community heritage and assets
- Consider development that promotes community wellbeing
- Allow more eco-friendly solutions

People also said that the most important things that the Neighbourhood Plan design guidance should focus on were, in order of importance, architectural detailing (eg window and door design and materials such as brick and blockwork patterns etc), the number of storeys, height and size of buildings, the use of local traditional styles and colours of building materials, and finally layout, density and relationship with adjoining development.

Key issues and implications for the NDP

In the light of the preceding data, the following provisions should be reflected in the Neighbourhood Development Plan:

Proposed NDP Design Objectives:

- Ensure all development is sympathetic to our geographical location and allows each village's unique character to be retained.
- Protect the Parish's heritage assets, ensuring evidence of the area's historical contribution in the South West is upheld.
- Encourage any development to utilise environmentally friendly and sustainable building styles and materials.

Policies should refer to design matters Including:

- criteria in development boundary and infill policies that ensures that new development layouts, design solutions, densities, scale and massing etc. respond to and are informed by the historic and landscape character of site and its wider context.
- Identification of the 'historic core' of villages and setting a policy to ensure new development respects and contributes to the historic environment
- Encouragement of sustainable drainage design.

As the topic of design is one which combines landscape and heritage matters with technical building design it is one which requires expert input. It was therefore decided to commission a local Design Code and including a policy that new development should demonstrate how it takes into account its provisions. The Design Code can be accessed through the [Design & Heritage NDP website page](#).