

Quality of Development

2.74 All development, whether large or small, has an impact on our environment. The quality of this can be important to our health and the quality of our lives as residents, employees and visitors. How development responds to and respects the diverse character of our landscapes is central.

2.75 Good quality design is about more than just how an individual building may look; it helps shape the way places work. It can help improve social wellbeing and quality of life by increasing opportunities for exercise; reduce crime; help in finding solutions to public health and transport issues, respond to climate change and assist in its mitigation and adaptation and can improve local environments.

2.76 The impact of new development on Cornwall's distinctiveness and character must be carefully managed through the design and planning processes. We expect proposals to demonstrate how local distinctiveness and the landscape character assessment process have informed and shaped the design of schemes. Buildings and places should be aesthetically pleasing and meet local needs and requirements.

2.77 Appraisal of design should be dealt with at an early stage to avoid issues arising during the planning process. We welcome early engagement with local communities in the design process and the use of masterplanning to avoid a piecemeal approach on larger schemes and sites.

2.78 The Commission for Architecture and Built Environment (now part of the Design Council) in association with the Home Builders Federation produced 'Building for Life' principles. These promote design excellence and celebrate best practice in the house building industry by providing nationally recognised standards applicable to all development. These alongside advice and guidance from the Cornwall Design Review Panel will be used by the Council to help provide a more objective assessment of the design process and quality of development.

2.79 The Council has produced a Design Guide as a supplementary planning document to support the implementation of this policy. Developers are expected to demonstrate how the development

Policy 12: Design

The Council is committed to achieving high quality safe, sustainable and inclusive design in all developments. Development must ensure Cornwall's enduring distinctiveness and maintain and enhance its distinctive natural and historic character. Development should demonstrate



addresses the relevant guidance by submitting a statement which follows the sustainability checklist included in the Guide.

Development standards

2.80 It is essential that new schemes are built to appropriate design and layout standards. This will protect and enhance the quality and value of the built environment and ensure provision is made for surface water management. Suitable treatment of natural assets and amenity on and around the development site and the development / enhancement of green infrastructure will also support our health and wellbeing agenda through better access to open space and opportunity for exercise. Parking Standards are set out in the Council's guidance on the Council's website: www.cornwall.gov.uk/travelplans