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COUNCIL**

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# Creating the conditions for green infrastructure

Cornwall and the PERFECT Interreg project

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# Cornwall





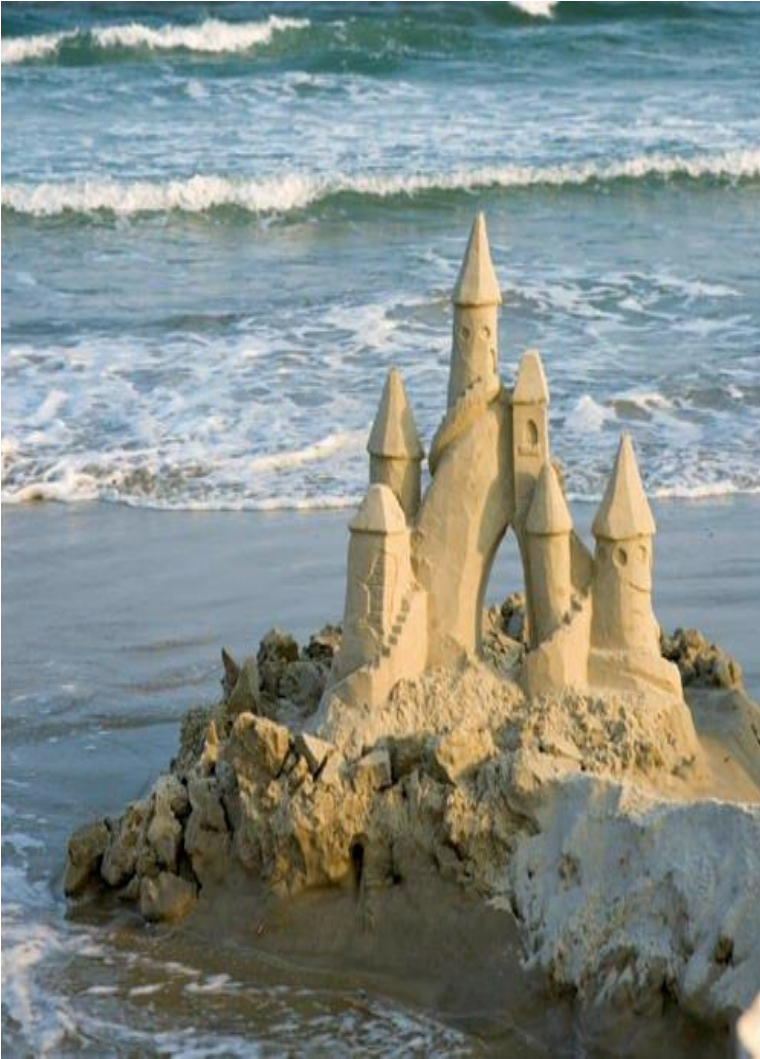
# 'PERFECT'



**PERFECT**  
Interreg Europe



# Challenges and opportunities



- Devolution and funding
- High health costs
- Literature review
- Creating clarity for developers and decision makers
- Reducing division between professions
- Setting benchmarks and communicating opportunities





# Working towards the right result

- Collaborative working
- Building understanding
- Joint ownership
- Integrated standards
- Neighbourhood Plan support
- Establishing benchmarks



# Cornwall Design Guide

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## Draft Design guide

How to achieve quality in development for people, wildlife & the environment

*NB Not all links are live in this draft document*

1. Foreword
2. Executive summary
3. Introduction
4. Effective design process
5. Locally distinctive
6. Connected and accessible
7. Healthy, green and inclusive
8. Liveable homes
9. Resilient places
10. Appendices

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- Focussed on the right layout and fit for the community
- Environmental Growth, health and wellbeing, inclusivity and resilience
- Baselines and case studies
- Better links to standards and resources
- Easily updatable and modular



## 7 Healthy, green and inclusive

### 7.1 Introduction

7.2 Where we live influences our life choices. Numerous studies have concluded a direct link between the quality of living environments – especially access to green space – and happiness. Furthermore, inclusive development that truly integrates nature and green space is also more sustainable and delivers important environmental, physical and mental health, social and economic benefits as well as increasing property values. More natural spaces are also easier to manage over the long-term and offer multiple benefits as long as they are maintained correctly. Long term management details therefore need to form an integral part of all development proposals.

7.3 New development must ensure neighbourhoods enable people to live healthier lives, promote active lifestyles and facilitate opportunities for people to interact with each other and nature. Green space, trees and plants should be delivered as a community resource and designed to help bring communities together. They should also provide a number of practical benefits including recreation, helping us move around, drainage, tackling climate change, food growing and providing habitat for different species.

7.4 Activity is vital to a healthy lifestyle and the way that development is laid out has a direct impact on how easy it is to move around on a day to day basis and reduce car use, particularly for short journeys. Cycling and walking paths are an integral part of green places and are vital in encouraging active modes of transport, healthier lifestyles and improved accessibility. Public spaces and the paths between them must be designed to welcome people with the broadest range of needs as possible. We consider how best to deliver this in this chapter as well as the [Connected and accessible](#) chapter.

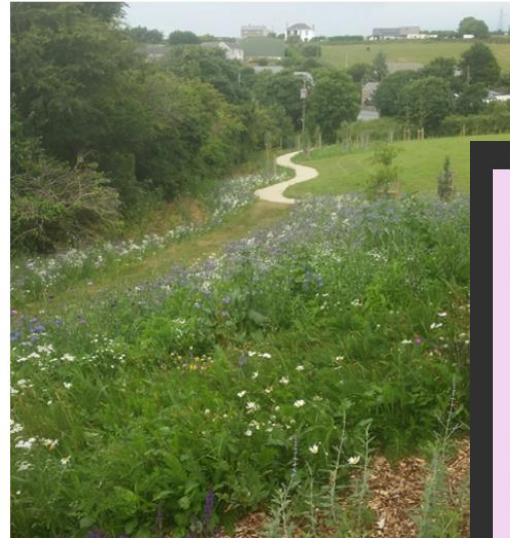
7.5 Nature has been in decline across the UK as a result of a number of factors, but it is increasingly vital that we ensure that all new development helps to deliver more, better and bigger green infrastructure and increases biodiversity. Cornwall Council adopted one of the first [Environmental Growth Strategies](#) in the country in 2016 and is committed to ensuring that the environment is left in a better state than we inherited it. The Council has now introduced a

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consultation draft

## Green infrastructure

requirement for Biodiversity Net Gain for all major development in Cornwall and encourages all scales of development to consider how nature can be supported. We also encourage developments to apply Building with Nature standards, which set benchmarks to ensure the provision of good green infrastructure in development.

7.6 The Council supports the Government's Healthy New Towns programme and is applying the recommendations of ['Putting Health into Place'](#) into this guidance. This chapter covers outcomes related to social spaces, activity, healthy eating and play and leisure.



## Healthy and green resources

### 7.2.1 Outcome GREEN 1: Everyone has ready access to nature and green open space

7.2.2 Each property should have easy access to nearby green space, particularly where these promote walking and cycling and play, from the earliest stage of construction to ensure that healthy lifestyles are available to early residents and users.

#### 7.2.3 What we expect:

- To encourage usage, green spaces should be influenced by the community wherever possible. Where the community doesn't already exist on a new development, land should be provided and a secure mechanism should be developed to allow the space to be set out later following engagement with the new residents.
- Where development is phased, accessible green space is provided in early phases with appropriate protection for new planting, to promote access to green space and nature from the earliest time.
- Each individual green space does not have to be huge, but it does need to be well-proportioned and part of a network of green and should have a purpose (not just easy to mow areas of grass).
- Green spaces are designed to be multifunctional and flexible, allowing for adaptation (presently and over time) to allow for a range of uses by people of all ages and abilities.
- Inclusive greenspace is designed to be accessible to a wide range of people, irrespective of age or physical ability, including the creation of step free access, tactile surfaces or sensory areas (see Outcome [STREETS 2](#)).
- Design of spaces provides wayfinding cues and sensory stimulation to provide reassurance to older people and those with dementia.
- Ground surfaces for paths and social spaces should be considered from the outset to ensure that patterns, colours and materials suit users are designed to be adopted and easily maintained.
- Orchards, community gardens, allotments, spaces for games and events and wildflower meadows are popular multi-generational spaces and are encouraged (see Outcome [STEWARDS 1](#)).
- There should be public space to sit and gather and the locations for seating should be thought about – sheltered from the rain and wind and warmed by the sun where possible.



Successful public spaces can provide a range of trees, flexible equipment and seating opportunities as well as place to play

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**7.41 Outcome HEALTH 2: Growing healthy food**

7.42 Healthy eating patterns are based on a range of experiences, including the availability of space to grow food at home or in the community, the availability of healthy food shopping and the availability of food bearing trees and plants used in landscaping schemes.

**7.43 What we expect:**

- At least the majority of private gardens on site provide sufficient space for food growing (see **EXTERNAL 1**).
- The development provides spaces for community growing space, allotments and orchards (as appropriate to the context and form of the site and any other evidenced local demand).
- Fruiting and nut bearing varieties of trees are used in public spaces, hedges and private gardens to encourage healthy eating and food for nature.

Outcome



Community orchards with freely available apples and seating like this one in Truro encourage healthy eating and provide opportunities for socialising and gatherings



Community food growing, Almere



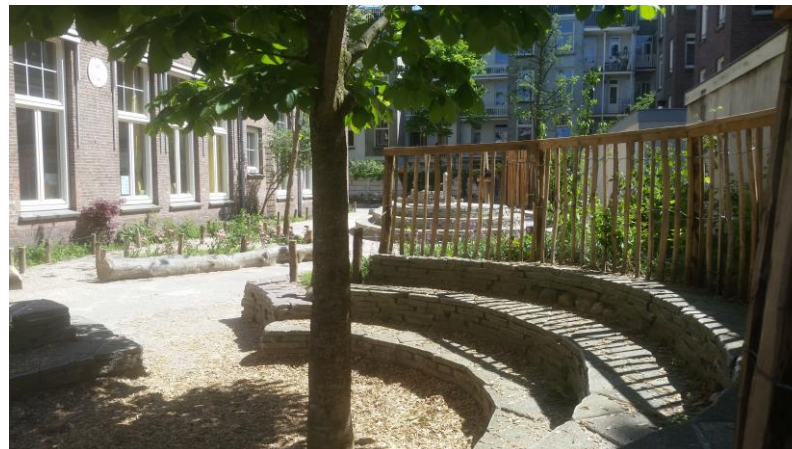
Community food growing at Redannick Allotments, Truro



# Green Schools: Our Future



- Inspired by Amsterdam
- Engaging young people in understanding their environment
- Identifying options for change
- Creating new GI for embedded learning





# Langarth Garden Village





# Design Principles

## 1 Work with and enhance the quality of life for existing communities

- New and existing facilities must complement each other;
- Create good quality public realm and landscape connecting with surrounding communities;
- Integrate planned development with existing settlements;
- Enhance opportunities by the proximity to existing and proposed facilities.



## 2 Making it easy and possible to get around on foot, bike and public transport, both within Langarth and into surrounding communities

- Human-scaled neighbourhoods, walkable and cycle friendly streets;
- Links and improvements to public transport;
- Inclusive design;
- Maximize active travel;
- Future proofed for new modes of transport;
- Putting people before cars.



## 3 Help instil a strong sense of community

- Build a community suitable for a range of residents, workers and visitors;
- Deliver great social infrastructure that fosters a strong sense of community;
- Creating opportunities for people to interact;
- Connect, involve and empower people and communities;
- Encourage sense of self-worth.



## 4 Creating a place that builds upon and celebrates this unique environment

- Distinctive settlements within the landscape;
- Make typologies bespoke to the natural setting;
- Utilize local materials and craftsmanship;
- Reflects the uniqueness of Cornwall;
- Be innovative and do things in a better way;
- Designing for art and culture.



## 5 Create a hard working landscape that not just looks beautiful, but is productive and functional

- Utilising and protecting existing natural qualities;
- Enhancing existing significant landscape features;
- Integrated as part of the countryside;
- Encourage productive landscape;
- Multi-functional blue and green infrastructure.



### DP1 - Worked with and enhanced existing community

- Extensive access across the A390
- Smaller scale commercial uses/ not 'out of town style'
- Two schools
- Community buildings within local centres/ Community Farm
- Ambulance Station site/ Extra Care
- Previous permissions did not address

### DP 2 - Pedestrian and cycle led

- Incorporated cohesive NAR
- Cycling and pedestrian movement strategy
- Public transport strategy
- E-bike and car-sharing facilities embedded
- Electric vehicle charging for every house
- Previous permission had no coherent strategies

### DP 3 - Sense of community

- Divided into five character areas allowing for sense of community
- Connects well to Threemilestone
- Connects the centres within the scheme in a natural and organic way
- Generates open space allowing for community interaction
- Previous permission had no coherent response or connection to Threemilestone

### DP 4 - Landscape integration

- Connects built environment with the surrounding landscape
- Arranges the settlements into smaller clusters building upon Cornish historic settlements
- Provides a variety of typologies within each cluster creating distinctive character
- Treats linked community facilities as focal point in the central common areas
- Previous permissions were basic and low quality, could be anywhere

### DP 5 - Rural village model

- Offers the rural village model with a real relation to nature and biodiversity
- Provides play areas where children and families can play
- Embeds community food production into the proposed landscape
- Site wide green infrastructure utilised as basis for the masterplan concept
- Previous permissions ignored this



# Design Principles

**6 Promote healthy and active lifestyles and a sense of wellbeing**

- A healthy and inclusive environment;
- Inspire and enable healthy eating;
- High-quality and engaging amenity spaces;
- Dynamic play-space responding to existing landscape features;
- Places to stop and rest;
- Foster health in homes and buildings.

**7 Designing for climate change resilience**

- Working with nature, not against it;
- Holistic approach to maximising biodiversity gain;
- Minimising land take and environmental footprint;
- Promote use of local materials and resources;
- Maximise use of renewable energy;
- Utilise sustainable drainage systems;
- Low maintenance, high-quality and future-proof housing and landscape.

**8 Offer a mix of homes meeting the varying needs of residents**

- Deliver dwellings to meet a wide range of needs;
- Affordable quality homes;
- Integrated mixed tenure for a whole life housing;
- Adaptable planning;
- A range of typologies: self built, live-work, key worker housing, co-living, student accommodation, communal living, retirement homes, extra care, pathway homes, assisted living, intergeneration housing.

**9 Creating jobs and enhancing existing employment opportunities**

- Create synergies with surrounding employment;
- Design for work-life balance;
- Create enterprise and growth for the local economy;
- Diversify economic sectors;
- Promote a sustainable local economy to retain local talent.

**10 A vision that is deliverable**

- A holistic approach reflecting solid evidence based research;
- A future-proofed and adaptable framework;
- Underpinned by comprehensive community consultation;
- Exemplar and unique;
- Market friendly and profitable;
- Compliant to statutory requirements;
- Economically viable.

## DP 6 - Healthy active lifestyle

- Prioritises walking and cycling over vehicular mean of transport
- Provides allotments as a way to bring people together
- Provides a series of sports, play and cultural spaces
- Previous permissions did not extensively address

## DP 7 – Addresses Climate Change

- Integrates sustainable methods
- Air source heat pump with photovoltaic (PV) panels
- Minimises land take & environmental footprint
- Provides a gas free energy supply for the entirety of the scheme;
- Promotes sustainable drainage and natural flood prevention systems
- Promotes food waste management
- Provides a commitment for 10%-20% enhancement to biodiversity across site
- Previous permissions were basic

## DP 8- Housing Mix

- Provides a good mix between detached (15%), semi-detached (25%), terraced houses (55%) and bungalows (5%);
- Higher building standards to suit all
- Builds the new neighbourhoods with the topography, allowing for easier access and maintenance
- Provides a range of heights and densities that work with the landscape
- Commits to 35% Affordable Housing min
- Previous permissions did not provide a cohesive market led response across the site

## DP 9 – Create Employment to serve Langarth and the wider area

- Will promote use of local tradespeople for construction
- Creates local employment opportunities on and off site
- Promotes live-work housing solutions
- Identifies the link between business opportunities and proximity to Cornwall Stadium
- CC progressing studies how Threemilestone Industrial Estate can be enhanced and extended
- Previous permissions provided very limited employment opportunities and need not address need

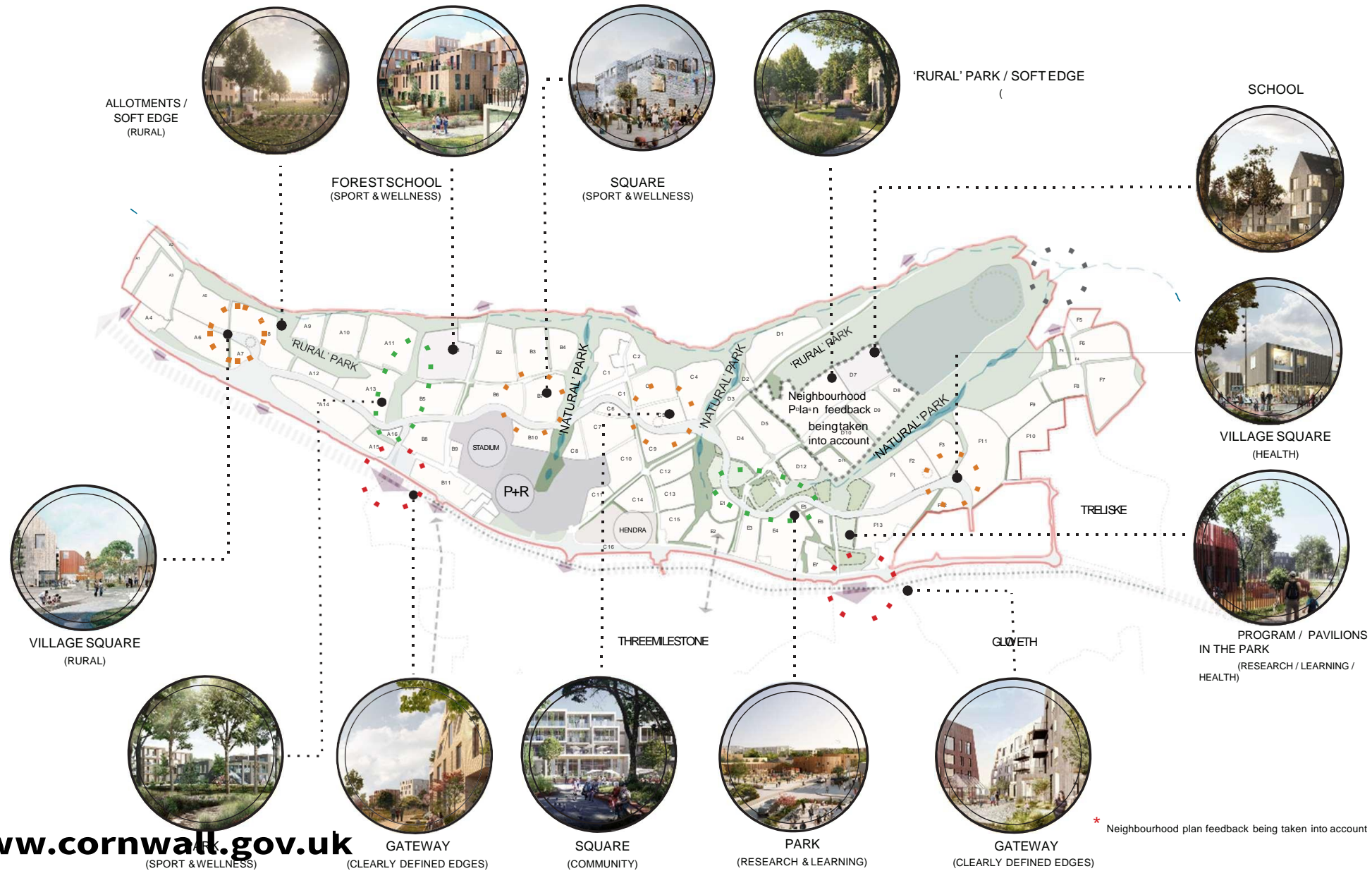
## DP 10 - Deliverable

- Works with Delivery Framework ensuring deliverability of the scheme across the region;
- Tests the cost and appraises the delivery of the scheme during design stage
- Assumes mixed tenure that equates of an average 35% Affordable and 65% Market Sales for the costing exercise
- Testing is still continuing
- Previous permissions have not been delivered and some are arguably not implementable





# Emerging masterplan



\* Neighbourhood plan feedback being taken into account

# Our findings

- Understand what you need to achieve
- Identify and focus on key things that need to change and mechanisms
- Cross-departmental sign-up
- Benchmarks and good practice help to achieve
- Assume a low level of understanding and take people with you





# Meur ras/ Thank you

