

APPENDIX 5: KEY DESIGN PRINCIPLES AND SUMMARY OF DESIGN RELATED POLICIES



September 2023

Penzance Neighbourhood Plan Statement of Design Principles

1. Introduction

- 1.1 An important consideration for planning policies is not just what uses are permitted but how development is carried out, and in this respect good design is paramount. The National Planning Policy Framework (NPPF, 2018) identifies that “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” (paragraph 124). The NPPF envisages Neighbourhood Plans as being involved in encouraging good design by supporting local design guides such as the “Cornwall Design Guide” (December 2021, Cornwall Council).
- 1.2 “Achieving Well Designed Places through Neighbourhood Planning” (Locality.org.uk) identifies that ‘good design’ goes “well beyond the architectural style of buildings; it also includes, amongst other factors, open space and the spaces between buildings; social, environmental, cultural, ecological and economic well-being; functionality; and long-term management and maintenance. “The guide also sets out the following design principles for well-designed places:
1. Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (paragraph 127a of the NPPF);
 2. Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping (paragraph 127b);
 3. Be 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) (paragraph 127c);
 4. 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 (paragraph 127d);
 5. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks (paragraph 127e);
 6. 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; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience (paragraph 127f); and
 7. Be adaptable and resilient, able to adapt to changing social, cultural, economic and environmental circumstances, and lend themselves to good maintenance and stewardship.

- 1.3 Penzance Parish includes a number of differing settlements and environments – urban and rural, coast and countryside – and design considerations vary accordingly. For example, what may be appropriate in Penzance town centre will be different from what is acceptable in the tight knit centre of Mousehole.
- 1.4 Architectural heritage is important across the parish and is reflected by the designation of Conservation Areas in Mousehole, Paul, Newlyn, Penzance and Gulval and the high number of buildings listed as being of special architectural or historic interest, both in Penzance town centre and harbour areas and in the villages.
- 1.5 Maintaining the separate and distinct identities of Mousehole, Paul, Newlyn Penzance, Heamoor and Gulval is a priority for individual communities, and is reflected in the Aims of the Cornwall Site Allocations DPD.
- 1.6 The approach of the Neighbourhood Plan is to embed design requirements in policies as they relate to different themes and uses. The Built Environment (Development, Design and Heritage) policies provide the main design expectations by setting out development criteria; however, design considerations are also embedded in the sections of the Plan relating to the economy, housing, the natural environment and green infrastructure as well as the site specific policies for Penzance town centre and Newlyn.

2. Community Vision Statements

- 2.1 Each community within the Parish has prepared a Vision statement setting out their aspirations for their village or the town. The Statements are set out in Appendix 3 of the Plan and are reflected in the Plan's policies wherever possible, particularly in development, or design, criteria. The involvement of communities in shaping developments that affect them is also a key principle of the Plan.

3. Design Principles

- 3.1 The Design principles in the Penzance Parish Neighbourhood Plan have, as their starting point, the following Aims for development
 - to be integrated with, and make a positive contribution to, its surroundings and the relevant settlement;
 - to support and embed environmental sustainability; and
 - to enable existing and new communities to evolve and grow.

Principles/objectives

1. To achieve high-quality design that responds to relevant guidance, particularly the Cornwall Design Guide, and respects and reflects the character of the surrounding area and local distinctiveness.
2. To respond positively to Community Vision statements and integrate development with its community, surroundings and landscape context in terms of the pattern of development, scale and building styles.
3. To encourage contemporary design where it is of a scale, density and massing appropriate to the location and setting of the site.
4. To incorporate boundary planting and landscaping, particularly on sites in sensitive locations which are prominent in their landscape setting.
5. To utilise materials and finishes that are in keeping with the locality and resilient to a maritime climate.
6. To ensure that lighting is designed to minimise its impact and be compatible with protection of the dark sky from light pollution.
7. To incorporate sustainable design principles that minimise environmental impact during construction and in subsequent use including energy efficiency, sustainable drainage, EV charging points, composting facilities, tree planting and biodiversity.
8. To provide for cycle storage and convenient facilities for recycling, composting and refuse collection.
9. To respond positively to Active Design principles (Sport England), including safe, integrated walking and cycle routes and links to open spaces.
10. On allocated and larger sites, as relevant to the scale of the proposal:
 - to relate overall design to the **location** by respecting the character and scale of Conservation Areas and heritage assets, and minimising the impact of development on surrounding landscapes, through the use of appropriate **materials, external finishes, landscaping and planting**;
 - to include **spaces** for public use - open/green spaces or built spaces as social/meeting places;
 - to **site** buildings so they relate to public spaces and to each other;
 - to ensure **connectivity**, links between parts of a development and which integrate development with adjacent community(ies);
 - to integrate connections to the **natural environment and green infrastructure**;
 - to design to support wildlife and link to existing **biodiversity** corridors and sites;
 - to relate the layout or aspect to significant **views** and the site's **setting**;
 - to include provision for **accessible** homes, and encourage implementation of the principles established by the Lifetime Homes standards.

Additional site-specific design considerations are provided by the Briefing Notes (Policy H12 in the Neighbourhood Plan) for sites allocated in the CSADPD.

Sources of relevant design guidance and support are listed in the attached Appendix 5A.

Appendix 5B signposts the key policies in the Neighbourhood Plan which present design related criteria.

APPENDIX 5A

Cornwall Council

Cornwall Design Guide

The [Cornwall Design Guide](#) was adopted in December 2021 and aims to support the Cornwall Local Plan. It provides a guide to delivering high quality places to live for Cornwall. It now includes our streetscape design guide.

The Design Guide supports:

- the [Cornwall Local Plan](#) and
- the [Climate Emergency Development Plan Document](#) and
- the policy in [Connecting Cornwall: 2030 Local Transport Plan](#).

The design guide is a 'living document' and will be updated from time to time as required. We welcome comments on it. Please email: localplans@cornwall.gov.uk if you have any comments.

Cornwall Design Review Panel

The [Cornwall Design Review Panel \(CDRP\)](#) draws on a pool of external design expertise. This is supported by experienced officers from within the Council. The purpose of the Design Review Panel is to encourage design excellence in both the public and private sectors. It can:

- review development proposals within Cornwall and
- provide constructive guidance to developers, clients and their appointed agents.

The aim is to enhance the quality of the design of significant projects.

Other related guidance and reports

The new guide sits alongside other new and updated guidance documents and other useful reports including:

- [Chief Planning Officer's Advice Note on Good Design in Cornwall](#)
- Distinctiveness Toolkit (coming soon)
- [Cornwall and West Devon Mining Landscape World Heritage Site SPD](#)
- [Penzance Conservation Area Appraisal](#)
- [Newlyn Conservation Area Appraisal](#)
- Cornwall Building Stone and Slate Guide - available on request
- [Cornwall Shopfront Design Guide](#)
- Cornwall Materials Guide - coming soon. This document will provide guidance on natural building materials, textures and colours. If you have any information which may be beneficial please contact localplan@cornwall.gov.uk
- [Biodiversity Guide](#)
- [National Model Design Code](#)
- [National Design Guide](#)
- [Active Design, Public Health England and Sport England](#)
- [Historic Characterisation for Regeneration: Penzance \(Nick Cahill, 2003\)](#)
- [Historic Characterisation for Regeneration: Newlyn \(Nick Cahill, 2003\)](#)

APPENDIX 5B

SUMMARY OF DESIGN-RELATED POLICIES

Rather than a single overarching design policy, design issues are addressed in this Plan within a range of policies, briefing notes and community vision statements relating to different types of development, sites and places, and covering various aspects of design, in addition to the design principles identified above.

The list below summarises design elements covered by individual policies within this Plan. It is intended purely as a signpost to the actual policy, and users are urged to refer to the full policy wording in each case.

In the interests of convenience, design-related policy elements are split into two categories: (i) policies that apply to all development proposals and (ii) policies that apply to specific places or sites.

(i) All development proposals	Reference
High-quality design that respects and reflects character of surrounding area and local distinctiveness	Policy DDH1.1
Materials and finishes in keeping with locality and resilient to maritime climate	Policy DDH1.1
Integration with community, surroundings and landscape context in pattern of development, scale and building styles	Policy DDH1.2
Designing in cycle storage and appropriate facilities for recycling, composting and refuse collection	Policy DDH1.2
Boundary planting/landscaping on sites in sensitive locations which are prominent in their landscape setting	Policy DDH1.3
Contemporary, design-led proposals supported where of a scale, density and massing appropriate to their setting	Policy DDH1.4
Lighting design to be compatible with protection from light pollution	Policy DDH3
Sustainable design principles to be incorporated, minimising environmental impact during construction and in subsequent use	Policy DDH4.1
Incorporation of energy efficiency, sustainable drainage, EV charging points, composting facilities, tree planting and biodiversity	Policy DDH4.2
Positive response to community visions, and to relevant external design guidance	Policy DDH4.3

Positive response to Active Design principles, and designing in pedestrian and cycle connectivity	Policy DDH5
Community integration (applies to major developments): intelligent design, avoiding piecemeal suburbs/urban sprawl	Policy H9
General housing design, including accessible homes, respect for setting, social design, use of sustainably sourced local materials	Policy H11
Design to support wildlife and link to existing biodiversity corridors and sites	Policy GI4
(ii) Specific places or sites	Reference
<u>Conservation areas and heritage assets</u> : high-quality design, appropriate materials, positive response to climate change, future-proofing, clear understanding of local built environment and vernacular	Policy DDH2
<u>PZ-H4 allocated housing site (Trannack)</u> : materials to reflect existing palette of the countryside, avoid white render	Briefing Note HOU2
<u>PZ-H8 allocated housing site (Heamoor)</u> : design to incorporate/respect Madron church path, low-rise on eastern boundary	Briefing Note HOU3
<u>Coinagehall Street site</u> : provide open frontage at street level and encourage public access through site and via Barbican Lane	Policy PEN5
<u>Harbour Carpark site</u> : design to provide well-planned vision for whole site	Policy PEN6
<u>Other mixed town centre uses</u> : design to consider historic and local character and appearance of area	Policy PEN9
<u>Penlee Quarry</u> : materials to take full account of setting and visibility across the Bay, incorporating natural local materials	Policy NEW8
<u>Seafood Training Hub</u> : design and scale appropriate to the site and neighbouring buildings, enhancing character of the setting	Policy NEW13
<u>Gulval</u> : design to reflect and reinforce Gulval’s architectural details, building materials and patterns of development	Gulval CVS¹
<u>Mousehole</u> : new housing design to be consistent with historic character of village, high levels of energy efficiency/sustainability	Mousehole CVS
<u>Paul</u> : new developments to be small scale and sensitive in terms of materials/details, contribute positively to historic character	Paul CVS

¹ CVS: Community Vision Statement (see Appendix 3)