

Gwennap Parish

Neighbourhood Development Plan

An Blu Lann-Wennap

2018-2030



Your Parish, Your Choice!

Gwennap Parish Design Guide

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Section 1 - Introduction

Gwennap is a rural parish with stunning scenery and a history in agriculture and metalliferous mining. The Parish is designated in its northern half for mining heritage as a World Heritage Site (WHS) and its southern half is a peaceful, rural place. Gwennap village is a Conservation Area. Our scenic, landscape and historical qualities are why people choose to live in the Parish.

Both national and local planning policy safeguard the characteristics of the Parish as a result of our designations. This does not automatically preclude development but requires planning proposals to recognise the importance of high quality design that responds to the specific characteristics of the site, area and wider settings. One of the key roles of the Parish Local Landscape Character Assessment (LLCA) is to provide an objective evidence base that describes the characteristics of our Parish.

Through sensitive design, and taking into account the local context, new development can be sympathetic to the 'grain' of the landscape and most importantly inspired by, and expressive of, the best elements of local architectural traditions.

In order to fit in, new development should respond to the local pattern of streets and spaces, follow the natural topography and take account of traditional settlement form.

New buildings should be neighbourly in terms of their scale, height, volume, how much of the site they occupy and the distance from, and effect upon, adjacent buildings and landscape features.

The plot coverage of buildings should be appropriate to their scale and provide adequate garden space, while distances from other buildings should maintain adequate standards of privacy and daylight.

New buildings should express locally distinctive building traditions, materials, character and identity. That is not to say that all buildings should be the same or traditional in character but, by reference to these local details, new buildings should fit in and make a positive contribution to their surroundings.

Community engagement is also important. Fitting in is not simply about the physical character and structure of new build. Development that has involved the public and engendered a sense of 'ownership' is more likely to be respected and cared for by the community. The RTPI "Good Practice Guide to Public Engagement in Development Schemes" should be used wherever possible.

This Design Guide follows Government advice and supports strategic and local planning policies which seek to encourage new development that has regard to the character and appeal of its locality and provides a good quality environment for those who live and work in the area.

The objectives and arising principles and policies detailed in this Design Guide provide direction and guidance to owners, developers and all involved in the planning, design and development of sites contained within the Neighbourhood Development Plan Area.

They should be read with the policies and guidance contained in the Cornwall Local Plan and other related policies, to inform design that complements and enhances the character, form and qualities of Gwennap Parish. It is not intended to be restrictive, but rather to inform the design process.



Figure 1 - Aerial photo of Gwennap Parish

Section 2 - Who Should Use This Guide

The Guide is aimed at anyone involved in planning, design and development within the Parish of Gwennap. It should be used by applicants, developers and agents in evolving their development proposals, by consultees in appraising these proposals and by decision makers in determining planning applications. The Guide is not intended to be prescriptive and is not just a reference document. It provides a set of design principles which is followed by a checklist.

The Guide is supported by a Local Landscape Character Assessment for the Parish. In order to successfully integrate development into the Parish, it is first necessary to have a knowledge and understanding of the local context of the site, i.e. the visual and functional characteristics of that area. These character statements provide a summary of the visual and functional context to different areas.

The key uses for the Guide are highlighted below, however the Guide can be used by anybody involved in the planning process:

By landowners, applicants, developers and architects from the start of a design process - Those wishing to develop/design a property should refer to the Guide when discussing initially with their architects and agents. Architects, agents, landowners and developers should then continue to refer to the Guide throughout the design process.

Through the submission of formal planning application reference should be made in supporting planning and/or design and access statements as to how development proposals have responded to this document. The use of the checklist at Appendix A is strongly recommended for all development and is required for any development beyond simple extensions and changes of use.

By the Parish Council, consultees, local residents and other interested parties in assessing planning Applications - Through the applicant's submission, and how they have demonstrated their proposals are in accordance with the design principles in this Guide, the Parish Council and other interested parties can assess the design approach of planning applications and provide their response using a robust framework of assessment. The Parish Council will consider the following key questions when reviewing the design of planning applications:

- How does the proposed development meet the guidance provided in the Parish Design Guide?
- How does the proposed development support the objectives of the Neighbourhood Development Plan?
- Does the development support and align with the WHS objectives (as applicable)?

- Have any Parishioners objected and if so why, and are their objections well founded?

By Planning Officers in assessing the design approach in planning submissions - Compliance with the Parish Design Guide will be required through design policies in the Gwennap Neighbourhood Development Plan. As the Neighbourhood Development Plan constitutes part of what is termed the 'development plan documents' covering the area, planning officers, and other decision makers such as the Planning Inspectorate, are legally obliged to assess planning submissions against the development plan, and thus the contents of the Parish Design Guide as it is linked directly to a policy within this document

Section 3 - Vision

Gwennap Parish Vision from the NDP

The desires and aspirations of local residents and other stakeholders of Gwennap Parish have defined the vision, encapsulated by the line 'Your Parish, Your Choice'.

Gwennap Parish is a beautiful, predominantly rural parish (See LLCA) with a deep industrial heritage and offering a high quality of life. The community has said it wants to shape future development so that it:

- Meets local needs for affordable housing in ways that are in keeping with the scale and size of existing settlements, whilst retaining their unique identity in the Parish
- Protects and conserves our natural and historic environment recognising that, in Gwennap Parish, development needs to be for the benefit of the Parish
- Protects our high quality internationally-recognised rural and industrial landscapes
- Creates job opportunities for local people
- Addresses long-standing issues of transportation
- Strengthens sustainable links to Truro and Falmouth and the surrounding area
- Provides community facilities and services to meet local needs, particularly through a community hub
- Supports enhancements to village hearts and gateways
- Supports sustainable communities via sustainable, local food and energy production

Gwennap Parish is a most desirable place to live, being located within easy reach of Truro City Centre, and for the beauty of its rural location in Cornwall, and home to large areas of the Cornwall Mining Landscape World Heritage Site. These attributes create development pressures of high house and land prices in an environmentally sensitive location. This all presents a challenge to provide housing to meet local needs whilst respecting and enhancing the character and quality of the rural settlements and open countryside.

Community wishes

The Communities vision has been defined by the desires and aspirations of local residents and stakeholders of Gwennap Parish, with the NDP objectives and policies coming directly from the views and opinions expressed in the Residents' Surveys and through many consultation events.

This design guide sets out to define good sustainable design principles for the Parish. It incorporates photographs of the types and evolution of development that make up the Parish, specifically focussing on new builds and extensions that reflect well-considered design within their individual settings. The guide

does not wish to be so prescriptive that it stifles good design or innovation, however, proposals must retain the characteristics demanded by the community within each of the villages and hamlets that make up Gwennap Parish including scale and form.

Sustainable development is at the heart of this design guide and indeed the NDP and a whole. A definition of what sustainable development is within the Parish is included in Section 6 of this design guide. It is intended that this will help developers understand what is required, and how proposals can demonstrate that they have considered and included the requirements of sustainable development in their plans and proposals.

Guidance to applicants is detailed in section 12 regarding pre-application community engagement and that of the Cornwall Design Review Panel.

Details of how a Design & Access Statement can provide essential detail and give context to a proposal is provided in Section 4 Principle 4.

Section 4 – NDP Summary

The Gwennap Parish Neighbourhood Development Plan (GNDP) will drive development considerations in Gwennap Parish until December 2030. The GNDP contains 10 Objectives shown in the figure below.



Figure 2 - The 10 GNDP Objectives

The 10 GNDP objectives are supported by 53 Policies which state the metrics to be applied to future development applications. An overriding principle of the GNDP is that proposed development should be “In-Keeping” with its surroundings and that it should not unnecessarily impact local residents or visitors without good cause. The phrase “In-Keeping” is used to describe development that seeks to retain the look and feel of the Gwennap place, that is, a rural and tranquil environment that provides a feeling of well-being to its inhabitants and visitors alike. “In-Keeping” does not seek to stifle good design or innovation, for example, it may no longer be feasible to build granite cottages with 3 foot thick walls, single glazing and water from a well but it is feasible to ensure that a development sits well in relation to its locale. In the example above, there is no reason that a cottage could not be timber frame or structural timber panels with the use of granite facing on frontages, appropriate double glazed window design and exemplar water control. Equally, it is recognised that every design has a life-cycle and this is likely to be fluid over the time of this Plan.

Section 5 - Definition of Sustainable Development in Gwennap Parish

This section seeks to clarify what sustainable development is in the Parish of Gwennap, and is intended to explain what applicants need to consider and include in the design and development of their proposals.

Sustainable Development is 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (Brundtland Report, 1992). It is an approach to development that seeks to balance different, and often competing needs against an awareness of environmental, social and economic limitations; providing a considered approach to sound decision making. It is not simply a matter of trading off positive impacts in one area against negative impacts in another. A successful development achieves economic success, social benefit and high environmental quality together.

Whether renovating, redeveloping or building new, it is critical to design with consideration of sustainability. Builders and designers tend to like what they are familiar with. Unfortunately, traditional methods may not be the most sustainable; therefore it is important to take a fresh look at building design. Key areas to consider include:

- Lifetime homes – designing for future uses and future proofing;
- How a building can make use of natural light and solar gain;
- The life cycle impact of all materials used;
- Durability of materials and designs;
- A material, design or technology's energy performance;
- Space heating and hot water consume the majority of energy in a home;
- Longer-term financial implications of design. It is worth considering if a higher initial cost will result in lower operational costs.

Preserving historic character is also a design issue and the importance of local history and heritage should always be an important consideration.

There are 12 key design topic areas to include in a development proposal to help demonstrate the inclusion of sustainable design principles. These are:

- **Design** – Any sustainable building project must be well designed. Time and effort spent researching and prioritising cost effective measures will deliver a more sustainable and durable building
- **Energy conservation** – Modern lifestyles are energy intensive. Reduce energy use and CO₂ emissions through designing efficient buildings and incorporating renewable energy technologies
- **Water conservation** – The efficient use of all water resources must be an early consideration in the design of all buildings in Gwennap Parish. Development proposals should consider using sustainable water sources and efficient use of these resources for both internal and external water consumption

- **Water treatment & drainage** – The private treatment of waste water is often required in rural areas without access to a mains sewer. Private treatment plants usually require an electricity supply to aerate the sewage, but the resulting effluent is of a higher quality than that from a septic tank. The control of rainwater is essential in the prevention of excess runoff and reduced natural infiltration. With the predicted effects of climate change including increased rainfall, effective flood prevention must be designed into development proposals.
- **Materials** – An ideal material will be renewable, competitively priced, have excellent performance, low life-cycle impact, be sourced locally and be appropriate for its context
- **Waste** – Reduce waste and associated costs by designing, specifying and building in ways that make the best use of materials, and allow maximum recyclability at the end of a building/products life. The impact of waste can be minimised by choosing materials that are natural and recyclable and re-usable to avoid disposal to landfill.
- **Pollution** – The construction process can create noise, dust, water and air pollution, which damages the environment and causes nuisance to nearby residents. It is important, therefore, to minimise polluting emissions by good design and sound environmental management practices during both construction and operation
- **Maintenance** – A low maintenance building will reduce the life-cycle impact by reducing demand for materials. Designing a flexible building can extend its lifespan.
- **Ecology and biodiversity** (including connectivity and biodiversity net gain) –Biodiversity considerations in the planning and design stage should take into account the individual characteristics and features of the site. Important factors include the ecological value of the site, how the value of that site can be protected and enhanced, and the potential ecological footprint of the building. Developments are required to demonstrate how they will provide biodiversity enhancements (because protection is not enough – Cornwall’s Environmental Growth Strategy 2015-2065). Development proposals should also give, and demonstrate due consideration to the Biodiversity Supplementary Planning Document (SPD)
- **Health & wellbeing** – The health and wellbeing of building occupants today and in the future is clearly important. Fashions change, but the basic need for having homes (and workspaces) which maximise the use of daylight, provide a comfortable private space that is well heated, ventilated and insulated are unlikely to change.
- **Access, equality & diversity** – Developments and the spaces that surround them need to be appropriate and inclusive of the varying needs of people. Equality is about treating people fairly and ensuring that they have full access to facilities and services. Diversity is about recognising and embracing the fact that everyone is different. Inclusive design integrates equality and diversity into the design process. Inclusively

designed buildings and places can be used and enjoyed by all (and will have adequately considered people with protected characteristics as defined by the Equality Act 2010)

- **Communities** – Proposals need to consider the impact of any change on neighbours, local people and within the community, and to enhance social cohesion where appropriate.

Environmental limits

Living within our environmental limits is one of the central principles of sustainable development. Our built environment should inspire us and make us feel proud of our local area and diverse heritage. It should reduce whole life carbon and materials costs through efficient use of resources and materials, incorporating low carbon and energy efficiency measures, including renewable energy technologies, water conservation measures and waste management.

Climate change

Our built environment needs to be flexible and adaptable to future uses, and be resilient to cope with local effects of climate change.

Flood risk

Gwennap Parish supports a whole catchment approach to flood risk management. Applications need to adequately consider flood risk including how proposals impact on neighbouring properties. Due to the devastating effect that flooding can have on homes and businesses, it is highly unlikely that applications in a flood zone 3 will be supported without significant flood and safety mitigation.

Biodiversity net gain

Sustainable development and environmental growth are seen as the solution to the problems of environmental degradation and are key requirements in the Gwennap Design Guide and NDP. Developers will be required to consider the Cornwall Environmental Growth Strategy with specific reference to the delivery of biodiversity net gain – ‘because protection is not enough’ and the Biodiversity Supplementary Planning Document.

Green field/brown field development

Retaining and protecting the rurality of the Parish has been identified as of key importance to Parishioners. Development on green fields is not considered a sustainable activity. Brown field development will therefore be considered more favourably.

Environmental standards

Environmental standards suitable for the size and scale of a development, such as BREEAM for medium to larger scale workspace projects (new builds and refurbishments), will be welcomed.

Low Carbon

Working habits are changing, with more people working from home to reduce the environmental impact and cost of travel, and to take advantage of technological advances including digital connectivity. To encourage entrepreneurship and economic prosperity in the Parish, appropriate development that enables these working practices to be realised will, where

appropriate, be considered favourably for such items as home office extensions and small garden offices.

Gwennap Design Guide in context

In the context of the Gwennap Design Guide, sustainable development proposals must proactively consider the values of our parishioners and the special character and rurality of the Parish. Development is to be in keeping with existing in both scale and form. Whilst we do not want to be so prescriptive that we limit innovation and flair in design, we do require development to sit well within its surroundings, complementing existing development and respecting the nature and character of the villages and settlements in our Parish. Much of our Parish is either within or on the periphery of the World Heritage Site. Planned development must fit within this important landscape and respect its character and history.

Section 6 - Likely Development

The rural nature of Gwennap, its WHS setting and Gwennap Conservation area dictate that the only development likely in the Parish is:

- Infill
- Rounding off
- Affordable housing exception sites
- CLT developments
- Office and industry in relevant areas
- Agricultural development and conversions
- Infrastructure developments
- Domestic extensions and conversions

Section 7 - Current types of Development

This section looks at what makes Gwennap's current built environment distinctive and special. It is relevant to all development proposals – the aim being to reinforce Gwennap's sense of place.

Gwennap Parish is held in people's hearts because of its rural nature and uncluttered beauty. The landscape is characterised by the small village settlements of Frogpool, Gwennap, and Cusgarne and the hinterland of United Downs, with its mining heritage and the nearby settlement of Crofthandy.

Typically:

- Granite is the historic and current building material for buildings, field walls and bridges in the Parish;
- Dwellings have a strong horizontal emphasis, the majority are either bungalows made of block with coloured render (mainly white), or granite cottages and dwellings created from barns or farm buildings.
- Industrial buildings and workshops are mainly contained on small industrial estates at United Downs or are small independent shops/businesses in the settlement villages/hamlets. They are all in keeping with their environment.
- Farmsteads tend to be simple in form and are set against a wide backdrop of open fields.
- Roofs are uncluttered and the scale, size and height of buildings are all lower in level - there are no high rise or multi storey buildings in the Parish.

Examples of what buildings are in Gwennap Parish



Figure 3 - Typical "White Bungalow" and Granite Farmhouse



Figure 4 - Typical Industrial Unit and White Rendered Granite Cottage

Section 8 - Expected type evolution

This guide does not seek to stifle innovation or evolution of design; indeed, we celebrate good design. A simple example of type evolution is shown below. We have many “white bungalows” in the Parish and they can evolve, as can be seen in the pictures below. The standard white bungalow transforms to modern, architecturally attractive, high efficiency home.



Figure 5 - Design type evolution

Good versus Poor Design

For Gwennap Parish, “good design” will meet the guidance in this document. It should be “in-keeping” with the place in which it sits and it should enhance the Parish. Further examples of good design include:

- The incorporation of living green roofs where appropriate
- Protection and retention of Cornish hedges, hedgerows and trees
- Biodiversity enhancements including the planting of wildflower borders, verges and on appropriate open spaces
- Passive solar gain by the considered positioning of a building
- Energy efficiency measures including the use of low carbon fuels and appropriate insulation
- Water efficiency measures such as dual flush toilets and sprinkler taps, water efficient shower systems
- Fully accessible buildings that consider the needs of disabled people, such as level access and egress

Examples of poor design include:

- Over-development of a site
- Development that does not reflect the character and nature of its immediate surroundings and that of the village or hamlet in which it will sit
- Development that has not adequately considered the principles of sustainable development (Section 6 of this guide), including biodiversity net gain and climate change adaptation.

Section 9 - How to Use the Guide

The Gwennap Parish Design Guide and Local Landscape Character Assessment contain a number of design principles for future development to respond to the Policies of the Gwennap Parish Neighbourhood Development Plan. It is expected that each application submitted in the Parish will explain how it has been developed taking into account the design principles highlighted in this Guide by utilising the checklist at Appendix A. This document provides direction to the relevant supporting evidence base and character assessments to be utilised as part of the approach to provide for a responsive design. This is not intended to be a complicated requirement, but simply a method by which development proposals are worked up and influenced by the local distinctiveness of the Parish so as to ensure that good design is achieved.

Section 10 - Design Principles

Design Principles Summary

A summary of the design principles contained in this Guide are provided below:

Principle 1: Making a positive response to landscape character

Buildings must relate well to the site and its natural surroundings responding to the evidence provided in the supporting landscape character evidence base.

Principle 2: Making a positive contribution towards the character of our settlements

Buildings must relate well to the built form character in the area and complement the character of the surrounding area. Development in our settlements will be required to show how it has taken account of our settlement character assessments.

Principle 3: Appropriate building style.

Buildings should draw inspiration from local building traditions.

Principle 4: Complementing and reinforcing character.

This is the central role of the design and access statement.

Principle 5: Safeguarding views.

Emphasis on creating, maintaining and enhancing open views towards and from the countryside.

Principle 6: Reflecting and reinforcing the character of our public highways.

Streets, roads, bridleways and footpaths to be recognised as social spaces as well as channels for movement. Equal emphasis on all modes of transport.

Principle 7: A sense of place.

Discourage standardised built 'products' in favour of individual buildings based on traditional styles and working with the grain of landscape e.g. trees, natural water, wildlife habitats.

Principle 8: New building design.

Emphasis on high quality bespoke design and architectural features sympathetic to the surroundings, good quality open space and gardens.

Principle 9: Complementary materials.

Preference to use natural, sustainable and indigenous materials which will improve with age and weathering.

Principle 10: A varied skyline.

Roofs should contribute to a varied and individual skyline whilst not dominating the skyline. Built form should not only follow massing and detail, but also should respond to the topography of the site and its surroundings.

Principle 11: Traditional roofing materials.

Preference to use materials complementary to the style of roofing in the surrounding area.

Principle 12: Appropriate building scale and setting.

Building size, height and massing should be appropriate to the built environment and not overwhelm surroundings. Relationship of buildings to public highways and orientation should follow the characteristics of the place.

Principle 13: Density of buildings.

Need for adequate amenity space, sufficient garden size, tree cover and space between buildings.

Principle 14: Sustainable development.

Positioning of buildings to take advantage of solar gain, landscape and water features, and natural drainage systems.

Principle 15: Design of boundaries.

Clear definition of boundaries between private and public space, avoidance of open frontage. Encouragement of hedges and traditional walling materials.

Principle 16: Design in the detail.

Need to ensure additional e.g. bins and recycling boxes, cycle stores, flues and vents, satellite dishes and telephone lines, are designed in from the outset.

Principle 17: Appropriate car parking design.

Provision for parking should ensure that cars should not to be visually intrusive or parked on street.

Principle 18: Safeguarding and Enhancing biodiversity.

Provision for birds nesting, hedgehog tunnels and bat roosting, maintenance and extension of Cornish hedges, creation of shrubbery, undergrowth and ponds.

PRINCIPLE 1 - Making a positive contribution towards landscape character

Development complements and enhances the character, form and qualities of Gwennap Parish.

Development must make a positive contribution towards the distinctive character and form of the Parish as a whole, and relate well to its site and its surroundings. Views to important physical and landscape features in the Parish should not be adversely impacted.

The northern half of the Parish is designated as a WHS, where harm to the authenticity and integrity of its OUV is required to be '**wholly exceptional**'. Gwennap village is a conservation area. Poldice Valley is a SSSI. The Parish additionally has landscape characteristics that are not directly linked to the purposes of the above designations but positively contribute to the landscape character of Parish. The LLCA provides a detailed description of the landscape character of the Parish. Development must contribute to the character of Gwennap Parish as a whole, incorporating design principles that reflect the historic and landscape character of the area. Different areas within the Parish have different characteristics, each with their own local strengths and weaknesses. What may be right in one location, may be completely out of context in another area of the Parish. To retain the verdant landscape characteristics that make the Parish so special, development proposals must respond to the unique character of the site and its surroundings, maintaining or enhancing its strengths, and seeking to address its weaknesses as highlighted through the above evidence base documents.

PRINCIPLE 2 - Making a positive contribution towards the character of our settlements

All development proposers will be required to show how their proposals have taken account of the landscape character evidence base in this and supporting documentation.

Buildings must relate well to the built form character in the area and complement the character of the surrounding area. Development must make a positive contribution towards settlement character and relate well to its site and its surroundings. The LLCA provides a summary of the prevailing characteristics of each of our settlements. Character is different from settlement to settlement and within settlement. As a result, there is no defining catch-all design approach.

The layout, siting, orientation, appearance, scale, massing and landscaping of new development will be required to show how it has responded to the characteristics that define each of our settlements in order to demonstrate that it is an appropriate design approach that is respectful of surrounding context. All of the above components are crucial in achieving good design. A development can fail to respond to context simply due to elements of detail,

such as how the site is enclosed, how the building is positioned in its plot, or the window detailing, for example. By reviewing what is the character of the surrounding context, a number of clear directions are provided. New development does not necessarily need to repeat the positive aspects of what is found on nearby sites but should be respectful and positively respond to this context. The same applies throughout the remainder of the Parish, the design of any new development must be complementary to its surroundings, drawing upon, and inspired by, its unique assets but, importantly, poor quality development should not be an excuse for further extending poor quality and unsympathetic development approaches.

Principle 3 - Appropriate building style

Building style must be appropriate to the context, but not use poorer development as an excuse not to achieve excellent design quality.

Buildings within the Parish historically were typically simple, of good proportion and in harmony with their environment, built to withstand the extremes of climate or ground conditions. In general, building forms should be simple and draw inspiration from local building traditions.

The historic and landscape character of the Parish is rich and varied, particularly reflecting the prevailing rural characteristics, topography and agricultural land use of the area. The design of new buildings should reflect the richness of character and form found across the area. The quality of design must, therefore, ensure that new buildings contribute positively to the form, historic and landscape character of the Parish. When a traditional design is followed it must be correctly proportioned/detailed and seek when possible to use historically correct scale, proportions and materials. Any development proposal that may affect a listed building or its setting must be discussed with heritage officers at Cornwall Council and with the Parish Council at an early stage of the planning and design process. Layout design should follow historic patterns of development, responding to the topography of the site and context rather than modern 'estate' layouts. Contemporary, innovative design solutions that offer a fresh interpretation of local distinctiveness need to be carefully considered. The use of modern materials and finishes can be an acceptable alternative to traditional ones only if they achieve the same degree of subtlety, sensitivity and responsiveness to their setting. Ultimately the landscape is the prevailing and dominant feature in the Parish and new development will be required to follow this hierarchy. Reference to the settlement character described in the LLCA will help to inform what the prevailing styles are in the locality.

PRINCIPLE 4 - Complementing and reinforcing character

Developers must demonstrate through a Design and Access Statement and accompanying documents how any proposed development complements and enhances the character, form and qualities of the

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Parish. The Statement and accompanying drawings must provide sufficient detail for proposals to be properly understood.

The Design and Access Statement must include an appraisal of the site in its immediate surroundings and identify the opportunities and constraints for development and design. Reference should be taken from the relevant sections of this Guide applicable to your proposals. Please refer to the description of settlement and landscape character contained within the LLCA. Applications must explain clearly and concisely how the proposals have been informed and influenced by the site appraisal and supporting character statements to this Guide.

For small scale development pre-application engagement should be sought with the Parish Council and Cornwall Council. Whilst it is not anticipated that the Parish will be subject to new large scale developments, if such proposals are brought forward, comments should be sought at an early stage from an approved design review body (e.g. Cornwall's Design and Review Panel) as well as with the Parish Council and Cornwall Council, and the community.

The Design and Access Statement must explain the design thinking and aspirations inherent in any development proposal. It provides an opportunity for the applicant to demonstrate commitment to achieving good and accessible design. Importantly it must also include reference to how the proposed development addresses the context on a community-wide scale, not just the immediate context.

The Statement must include full details of any temporary buildings, mobile homes, caravans or portable structures, including tents and scaffolding, to be used during the development.

Principle 5 - Safeguarding views.

The visual impact of new development on the countryside, and on views from the countryside, must be enhancing.

Connections with the countryside are intrinsic to the character and setting of settlements in the Parish. These visual and physical connections are dominant features throughout the Parish and provides the inherent rural character. This sense of connection, in its historic form through to how people appreciate it today, is defined by a combination of views (into and out from the settlements). Open views towards the countryside, or across open spaces, must be maintained. For example, a view along an existing street can be maintained by continuing a new street along the same alignment. Views along streets and/or open spaces to the surrounding countryside must be created within new development where there are opportunities to do so. Both

panoramas and even glimpses of the countryside should be embedded in any design approach to new development. New agricultural buildings are permitted in the countryside, and modern farming techniques mean older buildings and styles are often no longer appropriate. However, new agricultural buildings should respect traditional influences and most importantly respect their landscape setting and be sited and designed sensitively to their wider landscape impact. Avoiding the breaking of skylines and siting next to existing built structures are often the best solutions to achieving this goal. An assessment of views to and from the proposed development must be included in the Design and Access Statement and should be informed by the landscape and settlement character assessments in the LLCA. Visual impact should be enhanced through the design of the site layout, buildings and landscape. The approach to enhancing visual impact may include the positioning of soft landscape boundaries of native species between development and the countryside.

PRINCIPLE 6 - Reflecting and reinforcing the character of our highways

How new development reflects the traditional public highways in the Parish is key to landscape and visual integration. New development should also be designed to create pleasant places to be, recognising that they can be social spaces in their own right, as well as channels for movement.

Traditional communities like Gwennap have grown up historically with clear, understandable routes and connectivity. Cul-de-sacs and tortuous routes should be avoided in preference to direct links and connections.

New development should recognize and respond to:

- Street dimensions – street widths and distance between junctions
- Pattern of public highways, the prevailing character is of narrow routes with boundary hedgerows, limited footways and kerbing and street lighting
- Reduced visibility – research has determined that a reduction in forward visibility can have an effect on speed
- Psychology and perception – street features and human activity can have an influence on speed.

PRINCIPLE 7 - A sense of place

The form and structure of new development must ensure that a sense of place is retained and created, demonstrating the highest standards of design which respects its context, setting, local village scape and landscape character

Gwennap Parish has a rich legacy of high-quality development that reflects traditional Cornish vernacular. Patterns of development were historically informed by the evolution of maritime, agricultural, industrial, social and religious needs and the landscape. More recent development within the area has often lacked both the physical and visual connections to their historic

landscape character and is composed of largely standardised house builder 'products'. There is now the aspiration for a reassessment of this approach, not only in the siting of development but also in its character, form and quality, towards an alternative based upon and reflecting the timeless elements found locally to create a sense of place and character that is in harmony with the historic settlement pattern and character. Development should work with the 'grain' of the landscape, rather than against it. Development in Gwennap, for example, has traditionally been set into the landscape that surrounds it so helping with visual and landscape integration. Existing landscape features such as trees, shrubs, hedges, natural water features and other wildlife habitats are valuable assets that should be accurately surveyed and incorporated into the design of new development. Their removal should be justified only in exceptional circumstances and mitigated through a replacement feature that results in visual, character and biodiversity enhancements.

Principle 8 - New building design.

Design of new buildings should draw from and enhance the character, form and identity of the Parish through high quality bespoke responses which are specific to the site

The Parish's prevailing type of house is small scale cottages which are mostly terraced or detached, more substantial detached houses and farmsteads. The nature of these house types all predominately reflect traditional Cornish vernacular. Many properties have good sized gardens, often including walled or Cornish hedge front gardens. The rhythm of the buildings and houses in the Parish, in terms of frontages, how they relate to the street and at a more detailed level, the ratio of solid (wall) to void (windows and door), materials, pre- dominance of pitched roofs and vertical emphasis to windows should be used to inform the way in which elevations are handled within new development. The above is not intended to invoke stylistic preferences, merely to ensure that the design of new buildings is consistent with the quality of form and character in the best of the Parish. The design of windows is one of the most important factors influencing the character and appearance of new buildings.

Certain styles suit certain types of houses and traditional window designs will not be appropriate in all cases. However, many of the typical proportions, details and means of opening which are characteristic of older properties can be adapted to suit new buildings and help them to fit in with their surroundings. In general, window and door styles should be kept simple, well proportioned, and of a style that suits the character of the building, normally with a strong vertical emphasis to the openings and a deep (at least 50mm) reveal (i.e. the setback of windows and doors from the outer face of the wall).

PRINCIPLE 9 - Complementary materials

Materials within new development must complement the best architectural character and quality of the historic development styles of Gwennap Parish

There is a preference for the design of new buildings to use natural, sustainable and indigenous materials which have a natural harmony with the best buildings in the Parish. Use of materials should be selected with care to ensure they improve with age and weathering. The following are predominant materials in the Parish and should be incorporated in the design of new buildings (note that this should not preclude the use of innovative materials such as green roofs in appropriate settings):

- Local Granite – care should be taken to use it in ways that reflect traditional usage, such as for lintels, quoins and openings
- Mix stonework and render only where these distinct finishes are applied to distinct elements of the building, avoiding small or token areas of stonework.
- Natural Slate – is the prevailing traditional roofing material
- Artificial/reconstituted stone – avoid these materials, as they are usually a poor match to local materials
- Render – there is a variety of rough and smooth finishes within the Parish and the application of each should be considered as specific to the nature and character of each structure. Render, unless self-coloured, should be painted.
- Brick – brick buildings are not typical of the Parish and are discouraged. Brick dressings, string or band courses etc. are equally discouraged.
- Timber Cladding – is not a characteristic commonly found on housing developments in the Parish. It might be considered on a site-specific basis for garages, outbuildings, rear or side single storey extensions. Slate hanging is traditional as a way to prevent damp, especially on northern exposed walls.
- Wherever possible, consider using traditional materials and finishes for doors and windows, including using slate or stone for window sills in preference to timber.

A materials palette must be included and illustrated within any Design and Access Statement and should be the subject of a design review. Colour variation should reinforce local distinctiveness through adherence to the palette of colours already identified within the historic buildings. The colour and tone of painted woodwork, especially window frames, needs to be carefully considered in conjunction with the walling materials selected. The colour palette must be included and illustrated within any Design and Access Statement and should be the subject of a design review.

Principle 10 - A varied skyline

Design of new buildings must incorporate a varied skyline

Subtle variations in the roofline of new development enhance its visual appeal and reflect the rich local design and building traditions. Designers and developers should adhere to local traditions to inform the creation of an interesting and varied skyline. Gwennap and Frogpool villages are specific examples of where, in response to topography, built form has stepped from plot to plot, providing a staggered roofline which is commensurate with the surrounding natural context and additionally is an attractive and characterful feature. Gables which break the eave line also help to articulate the roof-scape and add visual interest as does the use of chimney stacks. Designs should include roof pitches similar to those found locally.

PRINCIPLE 11 - Traditional roofing materials

Design of new buildings should incorporate roofing materials and patterns that complement traditional roofing materials in the Parish. Roof shapes on traditional buildings within the Parish are typically simple, with long, relatively low, pitched forms (30-35 degrees) and uncomplicated ridge lines on individual buildings.

A grey natural slate in diminishing courses is typical of roofs in the Parish and contributes greatly to its character. Thus, there is a preference for natural slate to be incorporated within new development. Avoid cement fibre slates that create a dark, brittle and shiny effect and bland appearance. Ridge tiles are typically red or grey. Lead and zinc may be appropriate in exceptional situations for shallow pitched roofs which may be incorporated within an overall design methodology. An approach to roofing materials must be included and illustrated within any Design and Access Statement.

PRINCIPLE 12 - Appropriate building scale and setting

The scale and massing of all new buildings must be informed by and sensitive to traditional local built character, and the wider setting of the development within the community.

The silhouette of buildings, local settlements, and views into and out from them rely upon sensitively scaled buildings. Proposed building heights should be stated by traditional building scale, form and grain locally, and the scale and massing of buildings should also be informed by the nature of the street or position they occupy and neighbouring development. Look for how buildings in the context of the site relate to the street scene and the surrounding landscape. As a general rule new buildings in Gwennap Parish should not exceed 2 storeys. In settlements where there is a prevailing character of single storey, as detailed in the LLCA, single storey will be the preference.

PRINCIPLE 13 - Density of buildings

The residential density of new development must be informed by and be sensitive to local character, form and quality of the surrounding context as well as its site specific characteristics.

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The density of development varies across the Parish and attention is drawn to the LLCA and the description of densities across our settlements. New build development should show it has responded to the density of nearby built form and prevailing density of built development in the surrounding area. This does not justify an overly dense development that provides inadequate living environments, but requires development proposals to acknowledge what is found nearby, and to show how they are appropriately responding to this context with regard to visual integration. A private outdoor garden amenity space must also be provided for all new dwellings. Native tree cover is also important and provision for new native tree cover will be welcomed. Gwennap village is a good example of where landscape planting is prevalent, whereas Crofthandy's character is dominated by low density development, strong natural boundaries and mature trees. Frogpool and Cusgarne both have key natural landscape features that break up the continuity of built form and add to character.

PRINCIPLE 14 - Sustainable development

The design of new development must reflect the increasing importance of the principles of sustainable development. The applicant should also consider sustainable development principles including climate change mitigation measures, water management, biodiversity net gain, energy efficiency and the use of renewables where possible, future proofing the design for potential future uses.

Refer to Section 6 – Gwennap Parish Definition of Sustainable Development. The design of new development should contribute positively towards supporting sustainable design and construction techniques. For example, buildings and spaces within new development should be designed to be integrated with existing landforms to maximise the opportunities for solar gain and provide shelter in exposed areas, and sustainable urban drainage systems used to reduce run-off. Wind can also be an important factor in the orientation of buildings. Traditionally buildings have been positioned to take advantage of any natural shelter and to avoid funnelling effects. Gardens should ideally be south facing.

PRINCIPLE 15 - Design of boundaries

The design of boundaries and edges is critical to the sense of place and ownership

The presence and character of boundaries, especially along the frontage of properties, is an important factor influencing the streetscapes in the Parish, which should be considered in new developments. Where footpaths and streetlighting are not present, it appears significantly at odds to character when these are added. In general, properties should have a defined boundary which segregates private and public space, instead of the open frontage which typically becomes dominated by parked cars. The type of boundary should fit

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in with the character of the location and local traditions. Enclosing hedges and hedgebanks are a strong feature in rural locations and edges, and the dispersed settlements in the Parish. The use of timber boarding over hedgebanks should be avoided. In Gwennap Parish local stone walling to front gardens is especially traditional. Where possible traditional walling techniques should be used with stone. Close-boarded, larchlap, or woven timber fences and concrete and plastic fencing should generally be avoided where visible from the public realm.

PRINCIPLE 16 - Design in the detail

Design-in the 'forgotten' elements from the start of the design process

The following items must be considered early in the design process and integrated into the overall scheme:

- Bin stores and recycling facilities
- Cycle stores
- Meter boxes
- Lighting
- Flues and ventilation ducts
- Gutters and pipes
- Satellite dishes and telephone lines.

These items are all too easily forgotten about until the end of the design process. By considering them early, it will be possible to meet the following requirements:

- Bin stores and recycling facilities should be designed to screen bins from public view, whilst keeping them easily accessible for residents.
- Meter boxes need not be standard white units: consider a bespoke approach that fits in with the materials used for the remainder of the building. Position them to be unobtrusive, better still incorporate 'smart meters'.
- Carefully position flues and ventilation ducts, ensuring they are as unobtrusive as possible. Use good quality grills that fit in with the approach to materials for the building as a whole.
- Guttering and rainwater down pipes should be shown on application drawings (elevations) to ensure they fit into the overall design approach to the building and minimise their visual impact.
- Satellite dishes and aerials should be incorporated within the roof where possible, and always sited to minimise visual impact.
- Street lighting and security lighting is limited in the Parish and should be omitted unless absolutely necessary. Where it is justified for essential reasons this will be required to be explained and will be required to be designed to minimise light nuisance and impacts on the night landscape and wildlife.

- The greater part of the Parish is unlit at night, and the need for street lighting should be as a justified exception and kept to the minimum necessary to fulfil its function.
- Boundaries should be traditional where possible: Fencing should be carefully designed to complement the rest of the design and materials. Cornish hedges or low stone or rendered walls are preferred for boundaries impacting the street scene and Cornish hedges for rural boundaries.

PRINCIPLE 17 - Appropriate car parking design

Design car parking that is not over dominant and that fits in with the character of the proposed development

The way in which car parking is designed into new residential development will have a major effect on the quality of the development. The following are guiding principles to designing parking:

- Accommodate the car within the development without being visually intrusive
- Create a high quality street which incorporates the car without detracting from the sense of place
- Provide car parking arrangements which are convenient and safe to use
- Provide a well-balanced and practical design approach to the street scene without cars being a dominating feature
- Garages should be designed to be consistent in architectural style and character of the house they serve
- Garages should be set back from the street frontage and their design should also, as part of any future proofing, allow for the possible requirement for later conversion to a home office (given the advances of technology and the tendency for there to be more flexible and home working)
- Parking should be tucked discreetly between houses (rather than in front) so that it does not dominate the street scene and where parking is located in front of houses, design the street and the landscaping to minimise their visual impact, e.g. incorporate planting between front gardens. In order to support the overarching design aims, garage(s) linking two separate properties, especially in a terrace situation, will not be acceptable within new development.
- Parking for visitors should be considered and addressed.

PRINCIPLE 18 - Safeguarding and Enhancing biodiversity

Opportunities to incorporate biodiversity in and around developments should be taken wherever possible.

This could include:

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- Provision for bird nesting and bat roosting in all new buildings in line with the RIBA publication; Biodiversity for low and zero carbon buildings. A technical Statement for new build. Swifts, swallows, house sparrows, house martins and starlings are particularly relevant for new developments, and also barn owls in rural building conversions.
- Where new developments require street lighting it should be designed in consultation with a bat ecologist to minimise impacts on light-sensitive species.
- Cornish hedges should be retained as part of new developments and buffered where possible. Ideally, they should not be left in the curtilage of gardens as this leads to over management and loss of function as wildlife corridors. Any loss of hedge should be replaced elsewhere on the development by twice the length to ensure net-gain, or where this is not possible, built elsewhere in the Parish. If hedges need to be removed, the design needs to consider wildlife corridors/connectivity. Mitigation elsewhere should be a last resort, and only if retention is absolutely unachievable.
- Fences should be constructed to allow movement of hedgehogs between gardens by leaving occasional small gaps at the base 13cm x 13cm square.
- Open space provided as part of developments can be designed to maximise opportunities for wildlife including long grass areas, shrub planting and pond creation. These should be designed with occasional small gaps at the base 13cm x 13cm square or with neighbouring habitats in mind to try to connect sites to allow use as wildlife corridors.

Note 1 Extensions

Designing a house extension is not only a matter of adding space for the owner's domestic use. In particular, the effects of the extension on neighbours needs to be carefully considered, as well as the resultant appearance of the extension on the home itself and on the street scene. A suitable design which respects the character of the existing building will not only look better but will also broaden the range of potential purchasers when the house is sold. Equally, a badly designed extension may not enhance the value of the property. Particular care should be taken in the case of alterations or extensions to listed buildings, and traditional buildings. In general, any extension will need to be respectful and subordinate to the parent building in terms of design, scale, siting, materials and finishes. Many of the principles described above for new development are also applicable for consideration when designing an extension.

Note 2 Building conversions

There will inevitably be traditional buildings within the countryside and settlements of Gwennap Parish which are no longer used for their original purpose but which make an important contribution to the landscape or

settlement. Most commonly, these are farm buildings but they may also include, for example, chapels, buildings associated with mining and processing minerals, schools and former community buildings. Their adaptation and re-use are important principles of Sustainable Development, but this must be done with great care to ensure that the essential character of the original building is not lost. Many of the principles described above for new development are also applicable for consideration when converting traditional buildings.

Section 11 - Guidance to Applicants

Pre-application Protocol, Planning Performance Agreement, Pre-application Community Engagement Forum, PC involvement in Pre-apps/NMA's/Commercial in confidence and Design Review Panel.

[Pre-application Community Engagement guidance](#)

Gwennap Parish Council require all developers to be advised by a Cornwall Council Case officer as to which of the following pre-application options they should engage in:

1. Level 1 (Full Committee) Pre-application Community Engagement (PACE) Forum – this level of pre-application forum is for strategic major schemes that would be considered by the Strategic Planning Committee. This is a full PACE Forum with all members of the Strategic Planning Committee, local Member(s), Local Council and residents. The fee for this facilitated community engagement forum is £1500 and is payable in addition to the pre-app fee or as part of a Planning Performance Agreement. Developers receive the formal notes of the Forum including the advice of Members of the Committee and local residents to inform a subsequent planning application.

2. Level 2 PACE Forum – this level of engagement is suitable for items that would likely be considered by the Area Planning Committees or contentious smaller-scale schemes. Attendees at this forum would include the Committee Chair, Vice-Chair, local Member(s), Local Council and local residents. The fee for this forum is £500 and is payable in addition to the pre-app fee or as part of a Planning Performance Agreement. Developers receive the formal notes of the Forum including the advice of attendees to inform a subsequent planning application. This forum can be led by either a Lead officer (Case officer/Group Leader/Strategic Manager) or the local Member. Any costs for venue hire are rechargeable to the applicant/developer.

3. Community Engagement facilitated by the Local Council – the case officer could recommend that community engagement led by Gwennap Parish Council would be appropriate for a proposal. The developer would need to approach Gwennap Parish Council to facilitate a community engagement event.

4. RTPI “Good Practice Guide to Public Engagement in Development Schemes”

The above names document should be consulted and used within Gwennap Parish. A brief synopsis is shown in the following diagrams.

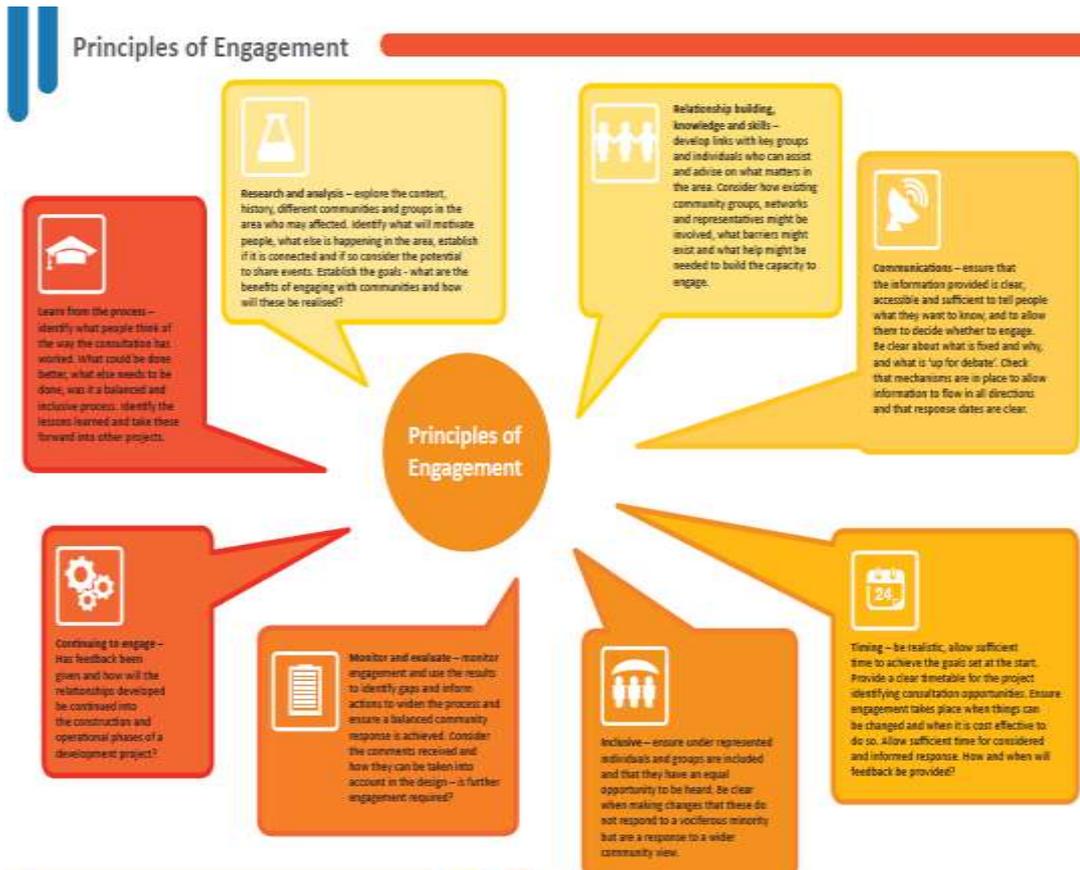


Figure 6 - Community Principles of Engagement



Figure 7 - Moving towards effective community engagement

Cornwall Design Review Panel

Gwennap Parish wants to increase the quality of built development and we seek better quality schemes at the pre-application stage and during the consultation process. We encourage any applicant with a development which we deem to be 'large' to be referred to the Cornwall Design Review Panel.

The Parish Council will refer to issues of design within our Consultation Responses on planning applications and if we feel particularly strongly about the design of a larger scheme, we will state that we would like to see the CDRP look at that particular case.

Section 12 - Governance and Performance Improvement – Planning Partnership.

The Planning Partnership is a group of Councillors and Clerks of various Town and Parish Councils from across Cornwall. The group has quarterly meetings, and in addition to these regular meetings, the group meet for workshops. The Partnership is keen to play an active role in getting involved with consultations, helping to shape policy and guidance for planning in Cornwall. The group is helping shape planning training and addressing problems/challenges that are brought to the attention of the group.

The work of the Planning Partnership includes for example;

- Economic growth
- Compliance by developers with obligations/ enforcement
- Training
- CIL (Community Infrastructure Levy) Delivery
- Environmental growth strategy
- Pre Application Community Engagement (PACE)
- Post decision opportunities for site monitoring
- Balance of affordable housing compared to open market

Appendix A – Gwennap Parish Design Guide Checklist

KEY REQUIREMENTS OF THE DESIGN GUIDE

Development complements and enhances the character, form and qualities of Gwennap Parish. This design checklist should be completed and submitted with all development proposals within Gwennap Parish. It should be used in conjunction with the Design Guide to show how proposals meet the aspirations of the Parish and community. Applicants should use the comments section of this checklist to expand on the way in which development meets each of the criteria.

No.	Item	Yes/No/NA	Comments
1	How does the proposal effect the landscape types and features highlighted in the LLCA?		
2	Does the development impinge on views to valued physical or natural features in the Parish?		
3	If yes, how is this mitigated?		
4	Does the development relate well to its natural surroundings? Please explain.		
5	If within the Gwennap Conservation Area, or its setting, how does the development conserve or enhance the landscape character and scenic beauty of the area? Please explain.		
6	If within the WHS, or its setting, how does the development safeguard its Outstanding Universal Value, including its landscape character? Please explain.		
7	If within, or on the edge of the settlements of Frogpool, Crofthandy, Gwennap or Cusgarne, how does the proposal respond to the settlement character descriptions highlighted in the LLCA?		
8	Is the development similar in style to adjacent and nearby buildings (e.g. single or double storey, layout of buildings,		

No.	Item	Yes/No/NA	Comments
	relationship to the street, and building styles, etc)? Please explain.		
9	If within the WHS, or its setting, How does the development safeguard its Outstanding Universal Value? Please explain.		
10	Is the development traditional in style and use traditional local materials and finishes?		
11	Have you considered climate change adaptation measures? How?		
12	Have you considered 'future proofing' in your design including accessibility features for the disabled, renewables etc?		
13	Is the building design contemporary, using modern material and finishes?		
14	If the design affects a listed building, have conservation officers been consulted? Please explain how any comments are being addressed.		
15	Does the site layout reflect the existing historic settlement pattern?		
16	Does your Design and Access Statement include a full appraisal of the site and its immediate surroundings?		
17	Do site constraints exist? Please explain what these are and how your design addresses these.		

No.	Item	Yes/No/NA	Comments
18	Are there special opportunities/features presented by the site? If so, please explain briefly how your design will make the most of these?		
19	How will your proposals complement and enhance the best of the character of the immediate area and the wider Parish?		
20	Will your proposals be clearly visible from open countryside? If so how will your design help to offset the visual impact?		
21	Have you addressed the visual impact your proposals might have on other areas such as within hamlets/ settlements, and if so please explain?		
22	Do your proposals fit in well with the current streetscape? Please comment on how your design will enhance the area's local character.		
23	How do your proposals cater for traffic? Is the highway character reflective of the area? Please briefly explain.		
24	Does your design complement or enhance the quality of the immediate built environment? If yes, please explain how you have tried to match or enhance the quality of existing properties in the area.		

No.	Item	Yes/No/NA	Comments
25	Have you retained existing landscape features such as trees, hedge boundaries, wildlife habitats etc? If you intend to remove any such features please explain how this loss will be mitigated.		
26	Have you considered how your development will look in 5 years and 10 years from now? If yes, please explain how will your design is intended to mature and stand the test of time.		
27	Does your new building/proposals draw from and enhance the character, form and identity of the Parish? Please explain your approach.		
28	How well do the proportions of doors/windows to walls fit in with the best of other buildings in the area? If not traditional, explain how this will be better and enhance the location.		
29	Have you completed an assessment of material types within the area of your proposed development? Please explain your material choices in this context.		
30	Have you considered how the materials you are planning to use complement the materials used in existing buildings nearby? Please explain.		

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No.	Item	Yes/No/NA	Comments
31	Do your proposals include non-traditional materials? If so, please explain why you have chosen them.		
32	Does your design incorporate a traditional roof pitch? If not, please explain why you have chosen a different roof form, and for developments in excess of three properties explain how will your proposals complement the traditional varied forms skyline?		
33	Chimney stacks are prevalent in many historic buildings in the area and help to create an interesting skyline. Will chimney stacks feature in your design? If not, why not?		
34	Silver grey natural slate is the predominant roofing material used in historic buildings in the Parish. Does your design incorporate this traditional material? If not please explain why you feel your choice of materials is better.		
35	Does your design incorporate ridge tiles? If so what materials are you considering?		
36	How many floors does your building contain? If more than two storeys (or more than one in an area predominantly currently single storey) how will this fit within local character?		

No.	Item	Yes/No/NA	Comments
37	Have you considered the silhouette of your building/s? Please explain what steps are you taking to ensure neighbouring properties are not overwhelmed by the scale of your design?		
38	Are you using the natural topography to ensure your proposals work with the landscape rather than against it? Please explain your approach.		
39	Do your proposals take into account traditional building density within the immediate area?		
40	Please indicate the density per hectare. If your design is of a higher density than average in the immediate area, why is this, and how will it complement local character?		
41	Does your design incorporate a good sized garden space for each individual property? If not what is the reason?		
42	Would you describe your proposals as sustainable development? If so please explain with reference to construction techniques, materials and layout.		
43	Does your design incorporate energy saving materials/design? If so how does your design do so, including use of the natural topography to maximise energy gains?		

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No.	Item	Yes/No/NA	Comments
44	Does your proposal clearly define the boundary of the site? Please explain your approach here.		
45	How have you separated public and private outdoor space?		
46	Have you made efforts to incorporate existing boundaries or other natural features? If you intend to remove such features, please explain why.		
47	New boundaries should be constructed of local materials and traditional forms wherever possible. Are you doing so? Please explain your approach?		
48	Have you considered design details such as bin screens, meter boxes, flues and ventilation ducts, satellite dishes etc. within your design proposals? Please explain your approach.		
49	Have the everyday necessities such as those listed above been integrated into the overall design so as to be non-obtrusive? Please explain how.		
50	The Parish nestles within a largely rural setting. Have you eliminated/minimised light pollution from your design? Please explain your approach.		

No.	Item	Yes/No/NA	Comments
51	Have you ensured that car parking solutions do not dominate your design and complement the existing character of an area? Please explain your approach to parking.		
52	With reference to boundaries, natural features, nesting sites, open spaces etc, does your design safeguard and enhance opportunities for biodiversity? Please explain.		
53	Do you intend to make use of any portable building during the development? Explain and provide details.		

