‘Keen to be green’

Great design for people and nature

Agents Forum October 12th 2018
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Introduction

• ‘Building with Nature’ – Jenny Stuart, Cornwall Wildlife Trust
• What makes a good place to live? Interactive session exploring how to make new developments more liveable
• Understanding the barriers to quality development – how can Cornwall Council work with developers to deliver better homes for Cornwall?
Why focus on Green?

- Our surroundings influence us
- Connections with nature
- Place making
- Health benefits
- Value and identity
Tell us about a scheme that you’re particularly proud of
Context of our work

- Local Plan
- NPPF changes
- Quality agenda
- Healthy places
- Environmental Growth
The costs of poor design

- Health issues
- Inactivity
- Social isolation
- Antisocial activity
- Missed opportunities
- Future costs
Perceived obstacles to achieving ‘good’

- Opinion varies on ‘good’
- Cost and returns
- Delivering non-standard
- Perceived cost of innovation.
- Council vision
- Short-term involvement
- Hard to quantify monetary benefit
- Who benefits from improvement?
What is good design?
Our thoughts on good design

• Liveable
• Space and house design
• Integrated community
• Sense of place
• GI with purpose
• Active space
• Comfortable living
Our approach to achieving it

• Better guidance

• Earlier involvement in process

• Streamlining guidance and process

• Certainty and clear priorities

• Providing a bench mark of ‘good’
Derwenthorpe, York

- GI throughout the scheme creating a sense of space; low density (24.8 dph)
- Parking strategy ensures cars don’t dominate
- Modern distinctive design, spacious homes; Mix of housing types and tenures (60% AH)
- Good integration with the neighbouring community
- Cycling and walking routes and active play
Lightmoor, Shropshire

- Fairly high density cluster of homes with GI around the outside
- Built on GV principles by Bournville GVHT
- Quite hard landscaping in urban area
- Traditionally styled homes
- Dph of 14 overall but built area feels high density.
PLEDGE

• Placemaking
• Liveability
• Environmental Growth
• Design and
• Green Infrastructure

for Everyone
Piloting ‘Building with Nature’

- Working with CWT
- HDP schemes
- Concept plans
- Developments
- Masterplanning
What can we do together to make it easier to deliver good development?