

Development Statement

DS1 Land off Fore Street, Ashton

consultation draft June 2010



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CORNWALL COUNCIL

INTRODUCTION

Aim

To develop this site with sustainable, high quality Affordable Housing for local people. The development should respond positively to the best characteristics of Ashton and contribute to the viability and vitality of the village.

Objective

To establish the principles for development of this site, having regard to the context and constraints, and taking into account issue such as layout, scale, design, landscape ecology, access, residential amenity and parking.

Council's Position

Without prejudice to the determination of planning applications. This statement sets out the preferred approach to development having undertaken a detailed planning appraisal of the site including consideration of planning policy, as well as stakeholder and community consultation.

SITE

APPRAISAL

Site Area & Location

The site is 0.4ha and fronts the A394 at the west end of Ashton.

Description

The site is grassed agricultural land that has been left to grow and is adjacent to the church and the former potato farm. There is a single dwelling at the south-west tip of the site.

Constraints

There are no relevant land designations covering the site.

The site is in Flood Zone 1.

There is no mains drainage in Ashton.

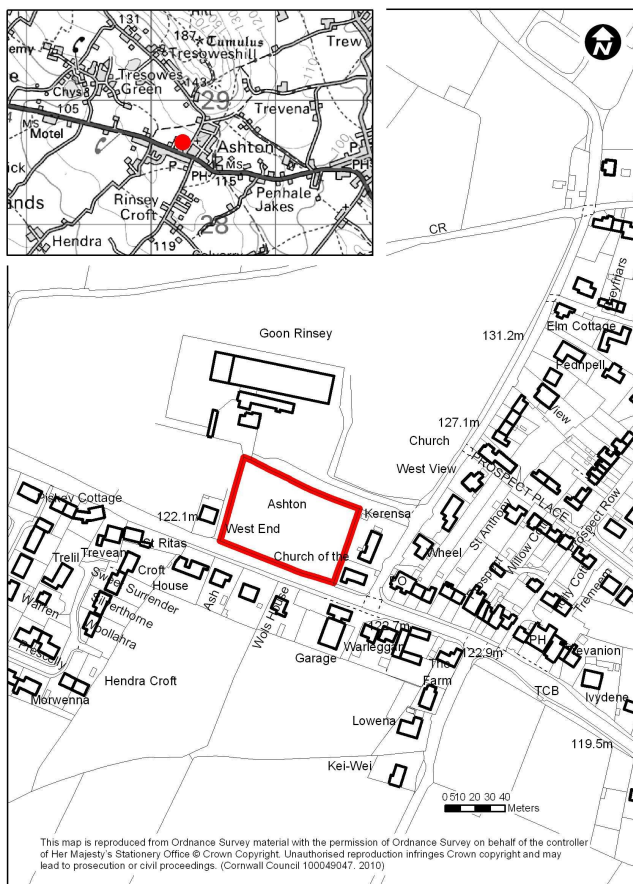
Due to the sites proximity to existing development and the main A394 road it is not perceived that access to other utilities would be a problem.

Access to facilities

The site provides easy level access to Ashton however the only facility that remains is the public house. There is a regular bus service through Ashton which connects Penzance and Helston along the A394. The bus stop is approximately 350m away.

Landscape impact

The setting of this site has a backdrop of the Goon Rinsey Farm buildings, a single dwelling to the west and the Church to the east. Development could provide an improved frontage to the A394, screening the farm buildings, however respect would need to be given to the adjacent dwelling and church.



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DEVELOPMENT PRINCIPLES

General

The starting point for the development of this site will be to protect and enhance the character and quality of the natural and built environment.

Access and parking

Access should be served from the A394. Further development to be served via the junction at Higher Road-A394 is not desirable due to poor visibility splays.

Design principles

The design and layout should accord with the relevant policies within the draft Kerrier District Local Plan 2004, the Cornwall Design Guide, statements of government advice in PPS1, 3 and 7, Regional Planning Guidance 10, the draft RSS for the South West, the Cornwall Structure Plan 2004 and this Development Statement.

It is important that design reflects the characteristics of the area, in particular the immediate neighbourhood. Layout should maintain and create privacy for residents, outlook and daylight. The spaces in and around properties are an important factor in reflecting the local characteristics.

Development of this site could create a strong frontage to the A394, however the proximity to adjacent buildings particularly the church necessitate a greater degree of respect and consideration for the setting and context. A more traditional design would be appropriate featuring stone and some granite features.

Homes should meet minimum level three of the Code for Sustainable Homes and have regard to the principles of Secured by Design and Lifetime Homes.

Ecology

Natural England have requested an Ecological Assessment.

Landscaping should retain and enhance the existing established vegetation wherever possible, particularly boundary features, and building layouts and landscaping should preserve and provide flight lines to and from roosts.

Flood Risk

The Environment Agency have advised that developments of less than 1ha in Flood Zone 1 should refer to the advice note regarding

surface water drainage, issued by the Environment Agency on January 27 2009.

Developments over 1ha should refer to Flood Risk Assessment Guidance Note 1.

Impact on neighbours

As a general rule 21m distance between directly facing windows is viewed as an acceptable distance to retain internal privacy. Other options to consider are the use of rooflights, or obscured glazed windows.

Mix and tenure

The precise scale and mix of housing should reflect the needs identified in the parish survey 2009 – consultation with the Council's Affordable Housing Team is essential.

Section 106 Heads of Terms

A section 106 Planning Obligation will be required to secure the Affordable Housing in perpetuity as well as any other planning contributions. Draft heads of terms will need to be agreed with the planning case officer and submitted with the application.

Please check with the local planning authority regarding the appropriate validation checklist before submitting any application.