

Development Statement

DS3 Prospect Row, Ashton

consultation draft June 2010



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 0.3ha and is accessed from Prospect Row, however there is an existing dwelling that may need to be demolished.

Description

The site is currently used as amenity space by the owners of Chy Kerensa. There are a number of well established trees but none are subject to a Tree Preservation Order.

The site is bounded by adjacent properties, to the north and west, and hedgerows to the south and east.

Constraints

There are no relevant land designations covering the site.

The site is in Flood Zone 1.

There is no mains drainage in Ashton.

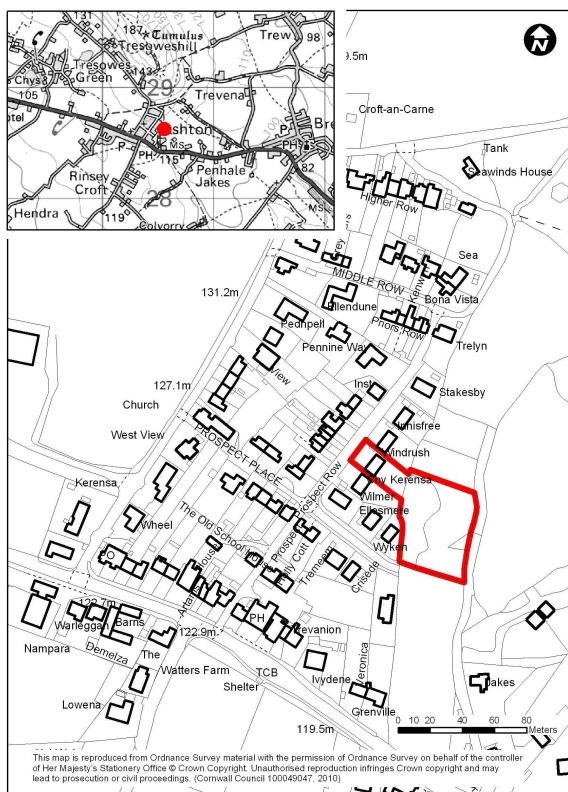
Due to the sites proximity to existing development and the main A394 road it is not perceived that access to other utilities would be a problem.

Access to facilities

The site provides easy level access to Ashton via Prospect Row 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 immediately adjacent to the junction of Prospect Row and the A394.

Landscape impact

The site is well screened by trees and existing dwellings on Prospect Row. It is not felt that there would be a significant landscape impact.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. (Cornwall Council) 100049047, 2010

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

The narrow access lanes from Prospect Row are not to an acceptable standard. The visibility splays on to the A394 are also poor.

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.

Design style should take account of the distinctive character of Ashton, particularly the north-eastern part of the village characterised by interlinked rows and terraces of stone cottages.

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.