

Development Statement

DS5 St Breaca Close, Breage

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 Breage 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

A 'third phase' of development at St Breaca Close would not have any defined boundaries and so the site area is undefined.

Description

The site is farmed agricultural land and almost level sloping gently toward the southern part of the site. There are hedgerows defining the boundaries of the field on all sides.

Constraints

There are no relevant land designations covering the site, however the Breage Conservation Area is adjacent to the existing development at St Breaca Close.

The site is in Flood Zone 1.

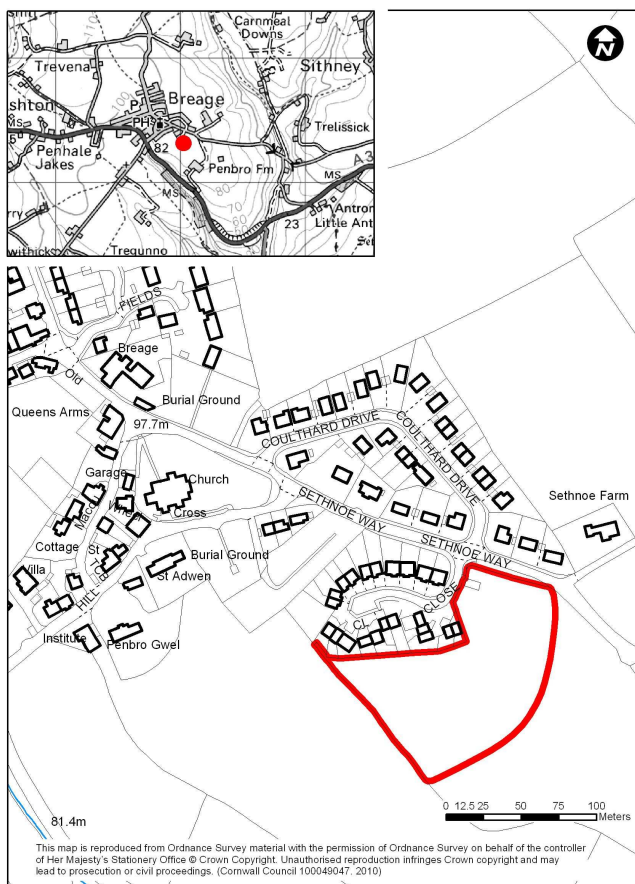
There is no mains drainage in Breage.

Access to facilities

The site provides easy level access to Breage and its services and facilities. There is a regular bus service through Breage which connects Penzance and Helston along the A394. The bus stop is approximately 350m away.

Landscape impact

The site is prominent from a distance to the east and south however new development would sit against the backdrop of the existing dwellings off St Breaca Close and Sethnoe Way.



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

County Highways have advised that the site is suitable for development to be served from St Breaca Close. Careful consideration would need to be given to the allocation of parking spaces.

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, the Breage Conservation Area Appraisal and this Development Statement.

The existing development at St Breaca Close is outside but adjacent to the Conservation Area and displays a mixture of traditional render finishes and more contemporary features such as weather-boarding.

It is important that design reflects the characteristics of the area, in particular the immediate neighbourhood. Although the site is outside the Conservation Area new development should try to reflect the character and appearance of Breage. Dwellings should be a mixture of stone and render with some granite detailing and natural slate. More contemporary features would also be acceptable to reflect the existing setting in this location.

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.

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 roof lights, 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.