

Development Statement

DS6 Vicarage Row, 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

The whole site area is over 2ha however any proposed would need to reflect the level of housing need in the parish and be in keeping with the scale and form of development in the village.

The site is south of the A394 in between Troon Row and the vicarage, running behind Vicarage Row.

Description

The site is currently agricultural land. The site is bounded by Troon Row to the west, the A394 and Vicarage Row to the north, the vicarage in the north-east corner and open countryside to the east and south.

Constraints

The site is within the recently adopted extensions to the Conservation Area.

The site is in Flood Zone 1.

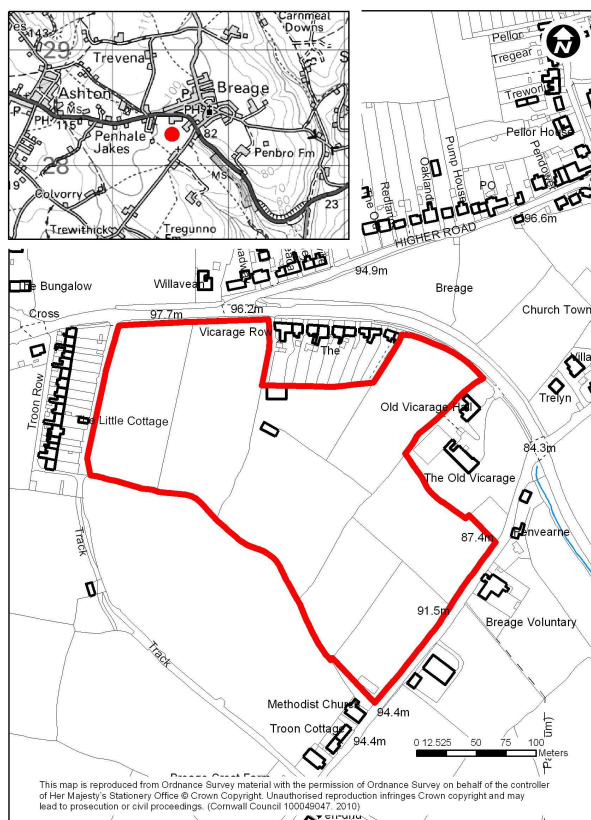
There is no mains drainage in Breage.

Access to facilities

The site provides easy level access to Breage and its services and facilities. There is a regular bus service through Ashton which connects Penzance and Helston along the A394. The bus stop is approximately 300m away.

Landscape impact

The site slopes away to the south and west and is on high ground however it is relatively hidden on approach to the site. The impact of development on this site would be mitigated to a degree by the existing terraced development at Vicarage Row and Troon Row.



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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 would need to be created mid way along the A394 to the west of Vicarage Row. A pedestrian link would need to be formed to link the school and the south-east portion of the site. A pedestrian crossing would be required to link the site to the main part of the village across the A394 (subject to a Road Safety Audit). Existing access to Troon Row has poor visibility splays and a new access could be created through any new development site .

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 Conservation Area Appraisal (March 2009) states that the inclusion of the site in the Conservation Area "does not significantly prejudice any future development intention other than perhaps by setting higher standards for design". It goes on to state that "Development on this site would need to be based on an understanding of local character, and that it would preserve and/or enhance the character and appearance of the Conservation Area"

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 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.