

Development Statement

DS7 Land adj Community Church, Carleen 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 Carleen 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 approximately 0.8ha 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 adjacent to Carleen Community Church at Wheal Vor on the north-eastern edge of the village.

Description

The site is currently agricultural land. The site is bounded by the community church to the east, the road to the north. There are well established hedgerows to the south and west.

Constraints

There are no relevant land designations covering the site.

The site is in Flood Zone 1.

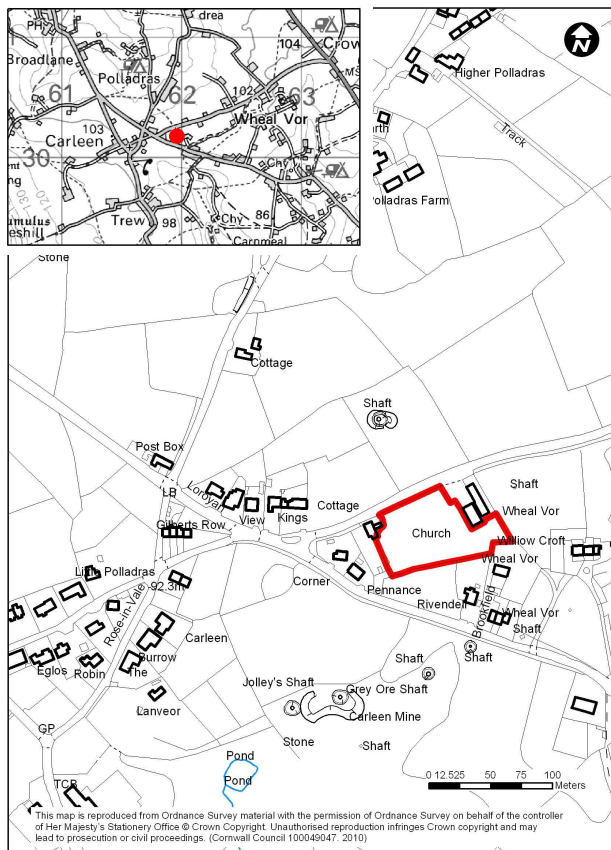
There is no mains drainage in Carleen.

Access to facilities

There is no pedestrian footway serving the site, however this is true of much of Carleen. The no. 39 First bus service from Camborne to Helston stops in Carleen on the hour from 8am to 6pm Monday to Saturday.

Landscape impact

The site is flat along the northern edge and slopes away to the south. Development on this site would have some visual impact as there is little surrounding development, however there are very few vantage points from which this site can be seen.



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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

Visibility splays would be required together with a 2m verge along the whole site frontage with the adjoining highway. Care will need to be taken with the gradients of the access road and its junction with the road due to a difference in levels.

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.

Carleen has a mixture of house types and styles and this makes it difficult when setting design guidance for new development. Due to its location on the edge of the village and the setting adjacent to the community church it is suggested that 2 storey stone and rendered cottages, semi-detached or in a terrace would be suitable on this site.

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.