

Development Statement

DS8 Tregonning Terrace, Carleen
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 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 4ha however any proposed development 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 existing residential development to the south and south-east, whilst the remainder of the site is bounded by hedgerows that separate from the open countryside.

Description

The site appears to be medium grade agricultural land, that is or has recently been farmed for crops.

Constraints

There are no relevant land designations covering the site.

The site is in Flood Zone 1.

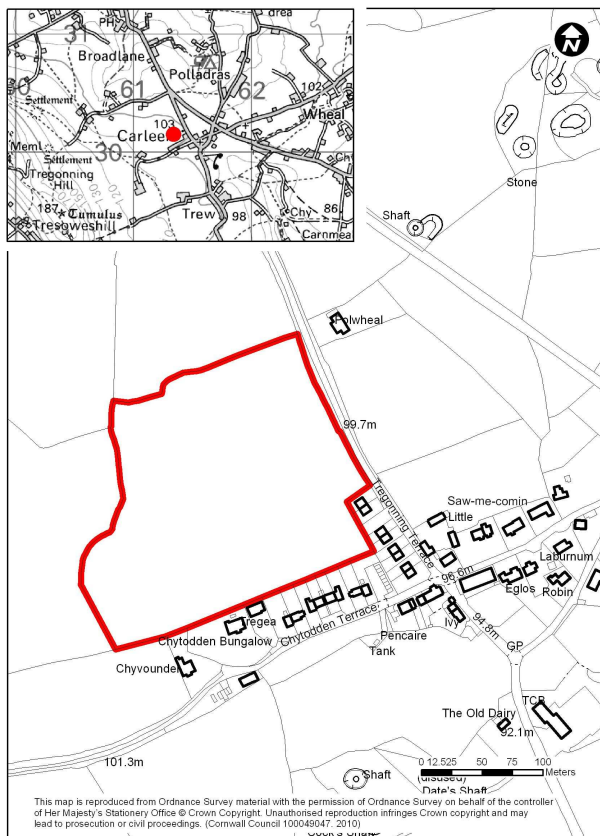
There is no mains drainage in Carleen.

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 and would have a minimal visual impact with any new development being set behind or against the existing development on Tregonning and Chytodden Terraces, depending on the viewpoint.



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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 over the entire site frontage with Tregonning Terrace.

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. Development on this site should reflect the form and grain of development in this part of the village. Two storey, semi-detached rendered dwellings would be in keeping with the existing development at Tregonning Terrace however due to the minimal visual impact this site would have there is scope for some more contemporary design features.

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.