

# Development Statement

DS9 Land adj to Fearnley, Germoe  
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 Germoe 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 0.6ha however it is not proposed to develop both parts of the site. 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 a triangular wedge running from the cross-roads at Germoe along the A394. There is an existing dwelling within the site and a neighbouring dwelling at the north eastern tip at the cross-roads.

### Description

The site is currently used as a paddock and for ancillary uses to the main dwelling. The site is bounded to the north by the A394, to the south by a neighbouring property and land, and to the west by a neighbouring property. The site is steeply sloping from north to south.

### Constraints

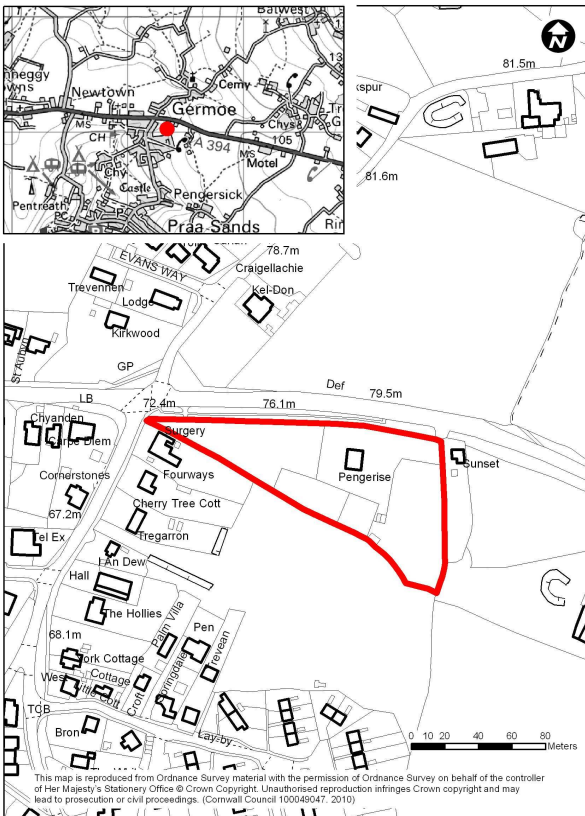
There are no relevant land designations covering the site.

The site is in Flood Zone 1.

There is no mains drainage in Germoe.

### Access to facilities

There is no formal pedestrian footway to and from the site however the grass verge provides potential to create a footway to the site form Pengersick Lane. There is a regular bus service through Germoe which connects Penzance and Helston along the A394. There



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are bus stops in both directions at the crossroads.

### **Landscape impact**

The site is steeply sloping to the south and very prominent from the main road.

## **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 site access is within the 60mph zone and any access would at present be created within it unless the 30mph zone were extended. The visibility onto the A394 is not good.

### **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.

Germoe is a mixture of different dwelling types and styles. Development could use the contours of the site to minimise the visual impact and also set the development down from the main road, facing the village and the coasts as is the style of much of the surrounding dwellings in this part of Germoe.

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.*