

BUXTON WITH LAMAS AND BRAMPTON

The catchment of Buxton with Lamas Primary School brings Buxton with Lamas and Brampton into a village cluster. The school is currently close to capacity and is landlocked so there is limited scope for expansion. It is considered that as well as existing allocations and windfall development, approximately 40 homes is appropriate for the cluster. As well as a school, the cluster has a range of services that includes a village hall, shop and pub.



Buxton with Lamas has a neighbourhood area designated and the parish council is working on an emerging Neighbourhood Plan (at time of writing). Any applications that are submitted for development within the parish should consider the emerging neighbourhood Plan for the area, in line with paragraph 48 of the National Planning Policy Framework').

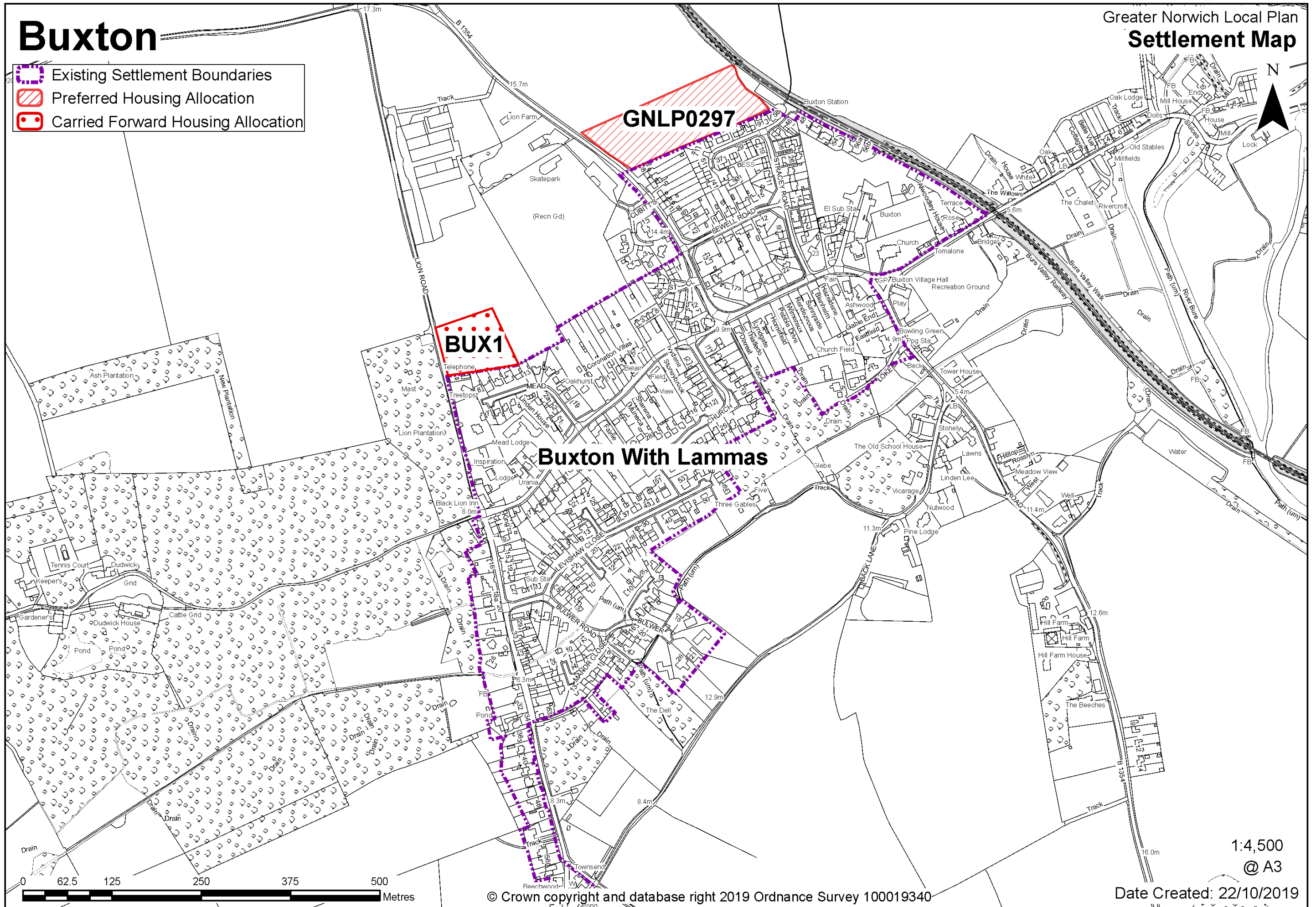
One site is identified as a preferred option, providing for between 30-40 new homes in the cluster. There is one carried forward residential allocation for 20 homes and a total of 5 additional dwellings with planning permission on small sites. This gives a total deliverable housing commitment for the cluster of between 55-65 homes between 2018-2038.

All new and carried forward allocations are expected to address standard requirements associated with development. These vary from place to place, but are likely to include mitigations for flood risk (as well as SUDs), highways improvements, safeguarding of minerals resources, land remediation, measures to protect the environment, biodiversity, and landscape intrusion.

Buxton

Greater Norwich Local Plan Settlement Map

-  Existing Settlement Boundaries
-  Preferred Housing Allocation
-  Carried Forward Housing Allocation



GNLP0297

BUX1

Buxton With Lammas

1:4,500
@ A3

Date Created: 22/10/2019

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New allocation proposed

POLICY GNLP0297 – Land east of Aylsham Road, Buxton with Lamas (1.68ha) is allocated for residential development. The site is likely to accommodate 30-40 homes, 33% of which will be affordable.

More homes may be accommodated, subject to an acceptable design and layout, as well as infrastructure constraints.

The development will be expected to address the following specific matters:

- Access (vehicular and pedestrian) will be from Aylsham Road.
- Lower speed limit will need to be extended.
- Footway will be required at north east side of Aylsham Road to connect with existing facility and provide continuous pedestrian route to the school.
- Some hedgerow and tree removal likely for visibility and access but aim to minimise loss of contribution to the landscape.


Notes

GNLP0297: This is the only site considered suitable for allocation in Buxton. It is within an accessible walking/cycling distance of facilities such as Buxton Primary School although a short section of footway will need to be provided at the north east side of Aylsham Road to ensure a continuous safe route to school. Visibility to the north east could be challenging and it is likely that the speed limit will need to be extended.

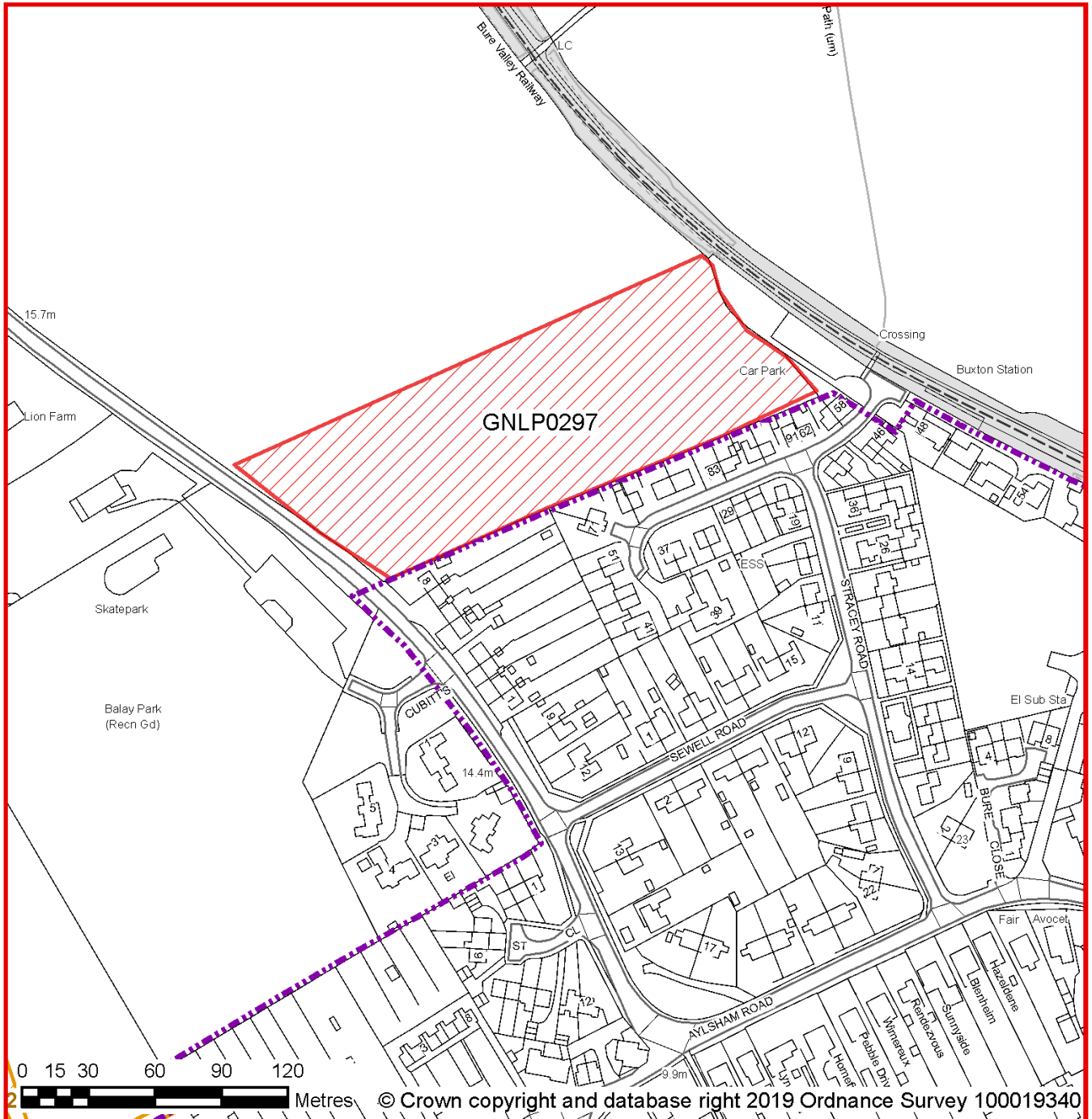
BUXTON WITH LAMAS

Greater Norwich Local Plan
Preferred Site



Site Reference GNL0297
 Location Land to the east of Aylsham Road
 Allocation Residential Development (30-40 dwellings)
 Area 1.68 ha


 N
 1:2,500
 @ A4

Date Created: 06/11/2019



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-  Preferred Housing Allocation
-  Existing Settlement Boundaries
-  Existing Site Commitments up to 2018 (residential and/or employment uses)

Existing allocation carried forward

POLICY BUX1 Land east of Lion Road, Buxton (approx. 0.7ha) is allocated for residential development. This will accommodate approximately 20 homes.

The development will be expected to address the following specific matters:

- Vehicular and pedestrian access from Lion Road poses significant difficulties, so an alternative may be necessary.
- Off-site requirements may include footway and cycleway improvements, including a footpath from the site to Crown Road.

Notes

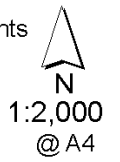
BUX1: This site was allocated in the 2016 local plan but has not yet been developed. The principle of development on the site has already been accepted and it is expected that development will take place within the time-period of this local plan up to 2038. The site is considered in the calculation of the housing requirement, providing at least 20 homes, but more may be accommodated, subject to an acceptable design and layout being achieved.

BUXTON WITH LAMAS

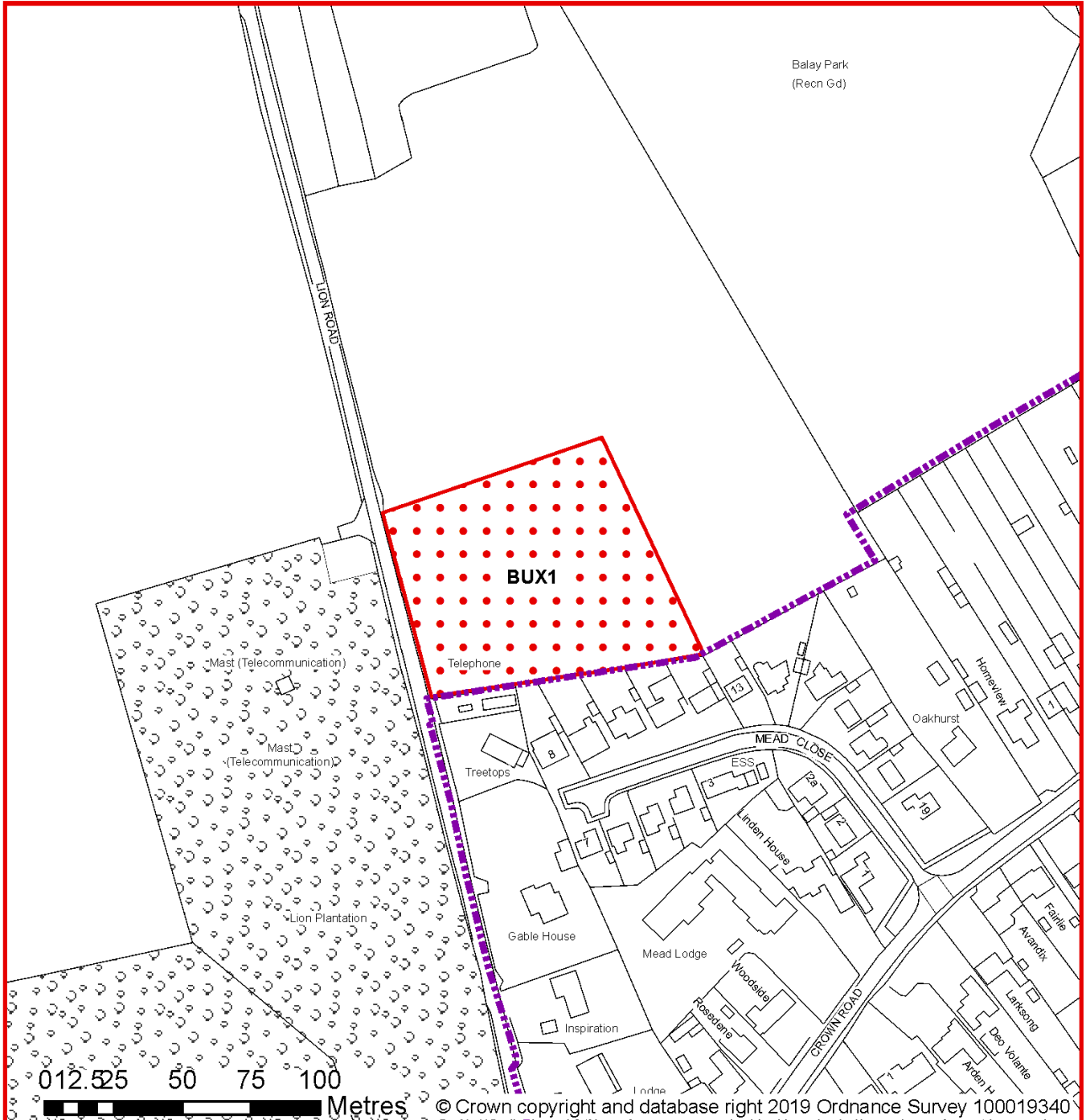
Greater Norwich Local Plan
Carried Forward Allocation



Site Reference BUX 1
 Location Land east of Lion Road
 Allocation Residential Development (Approx. 20 homes)
 Area 0.7 ha

(Also shown as commitments
on other maps)



Date: 30/10/2019



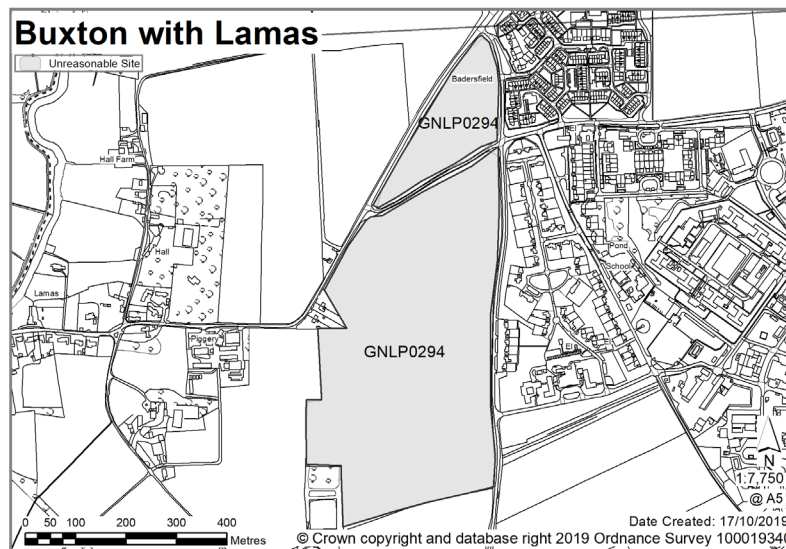
-  Existing Settlement Boundary
-  Carried forward Housing Allocation

Reasonable Alternatives

Address	Site Reference	Area (ha)	Promoted for	Comments
Buxton with Lamas and Brampton				
NO REASONABLE ALTERNATIVE SITES				

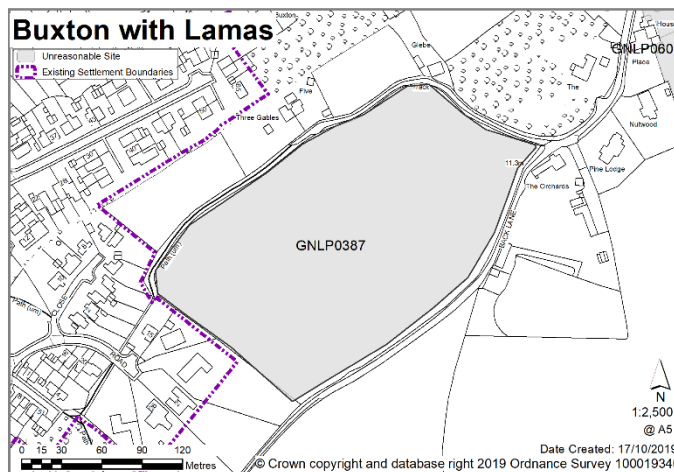
Unreasonable Sites - Residential

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
Buxton with Lamas and Brampton				
Land off Scottow Road	GNLP0294	23.68	720 dwellings	This site is too large for the capacity of the cluster. It is not well related to Buxton, being closer to Scottow which is in North Norfolk. North Norfolk District Council have said there is no intention to seek large scale growth in Scottow so the site is considered to be unreasonable for allocation.

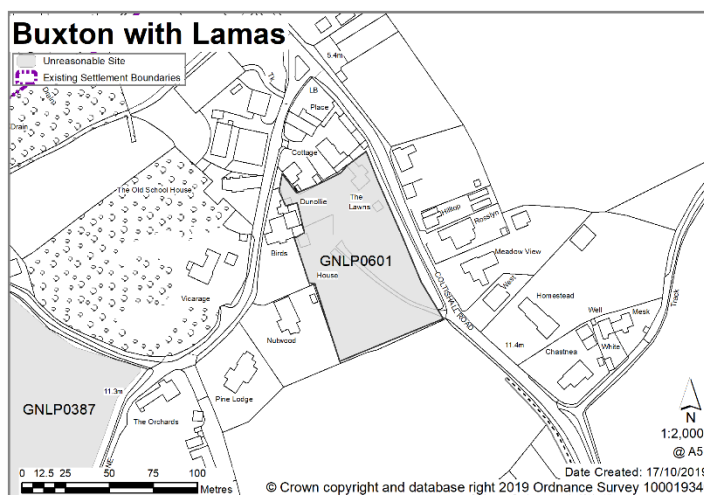


Land at Back Lane	GNLP0387	3.62	Approx. 110 dwellings	This site is considered to be unreasonable for allocation as Back Lane is a narrow single-track road with limited scope for improvement. The site is located to the south of the built edge of the village with no safe pedestrian
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				route to Buxton Primary School.



Land West of Coltishall Road	GNLP0601	0.57	Extension to settlement limit for potential housing	This site is considered to be unreasonable for allocation as it is located to the south of the built edge of the village, detached from the existing settlement limit. There is no safe pedestrian route to Buxton Primary School, and due to the narrowness of the verge on both sides of Coltishall Road the necessary footway improvements would be difficult to achieve.
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South of the Beeches, Coltishall Road	GNLP3015	1.06	Up to 30 dwellings	This site is located to the south of the existing built edge of the village, some
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Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				<p>way from the existing settlement limit. It is considered to be unreasonable for allocation as development here would not be well related to the form and character of the settlement and there is no safe pedestrian route to Buxton Primary School. Approximately 600m of footway would be needed to link with the existing which is unlikely to be feasible or viable.</p>
<p>Feofee Cottages, North of Crown Road</p>	<p>GNLP3016</p>	<p>0.47</p>	<p>Affordable rented housing up to 20 properties</p>	<p>This site is centrally located within the settlement limit and could be progressed now as a planning application to deliver the affordable rented housing proposed rather than waiting for the Local Plan process.</p>

Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
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