

Settlement Name:	Buxton with Lamas and Brampton cluster
Settlement Hierarchy:	<p>Buxton with Lamas and Brampton form a village cluster in the emerging Greater Norwich Local Plan, although no sites have been put forward in Brampton. The Towards a Strategy document identifies that around 2,000 dwellings in total should be provided between all the village clusters. Services in Buxton with Lamas include a primary school, village hall, food shop and a 'travel to work' bus service.</p> <p>The current capacity of Buxton Primary School is rated 'red'. The pupil intake is up to and above the Published Annual Number (PAN). The school is also landlocked as there is no adjacent field to allow expansion. Consequently, initial evidence suggests that Buxton could potentially only accommodate development in the region of 12-20 dwellings.</p> <p>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').</p> <p>At the base date of the plan there is one carried forward residential allocation from the Broadland Local Plan for 20 homes (BUX1, east of Lion Road) and a total of 5 additional dwellings with planning permission on small sites.</p>

STAGE 1 – COMPLETE LIST OF SITES PROMOTED IN THE SETTLEMENT

LIST OF SITES TO BE CONSIDERED FOR RESIDENTIAL/MIXED USE ALLOCATION (0.5 HECTARES OR LARGER)

Address	Site Reference	Area (ha)	Proposal
Buxton with Lamas			
Land off Scottow Road	GNLP0294	23.68	720 dwellings
Land to east of Aylsham Road	GNLP0297	1.68	Approx. 48 dwellings
Land at Back Lane	GNLP0387	3.62	Approx. 110 dwellings
Land West of Coltishall Road	GNLP0601	0.57	Extension to settlement limit potential for housing
South of the Beeches, Coltishall Road	GNLP3015	1.06	Up to 30 dwellings
Feofee Cottages, North of Crown Road	GNLP3016	0.47	Affordable rented housing up to 20 properties
Total area of land		31.08	

LIST OF SITES TO BE CONSIDERED AS SETTLEMENT BOUNDARY EXTENSIONS (SETTLEMENT BOUNDARY PROPOSALS AND SITES LESS THAN 0.5 HECTARES)

Address	Site Reference	Area (ha)	Proposal
None			

(Sites of less than 0.5ha are not considered suitable for allocation and therefore have not been assessed in this booklet. These sites will be considered as part of a reappraisal of settlement boundaries to be published with the Regulation 19 Submission version of the Plan).

LIST OF SITES SUBMITTED FOR OTHER USES

Address	Site Reference	Area (ha)	Proposal
None			

(Sites submitted for other uses are considered in separate 'Non-Residential' Site Assessment booklets and therefore have not been assessed in this booklet).

STAGE 2 – HELAA COMPARISON TABLE

RESIDENTIAL/MIXED USE

	Categories													
	Site access	Access to services	Utilities Capacity	Utilities Infrastructure	Contamination/ ground stability	Flood Risk	Market attractiveness	Significant landscapes	Sensitive townscapes	Biodiversity & Geodiversity	Historic environment	Open Space and GI	Transport & Roads	Compatibility with neighbouring uses
Site Reference														
Buxton with Lamas														
GNLP0294	Amber	Amber	Amber	Green	Green	Green	Amber	Amber	Amber	Green	Amber	Amber	Amber	Amber
GNLP0297	Amber	Green	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0387	Amber	Amber	Amber	Green	Green	Green	Green	Green	Green	Green	Green	Green	Amber	Green
GNLP0601	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Green	Green	Green
GNLP3015	Amber	Amber	Green	Green	Green	Green	Green	Green	Amber	Green	Green	Green	Amber	Green
GNLP3016	Green	Green	Green	Amber	Green	Green	Green	Green	Amber	Green	Amber	Amber	Green	Green

STAGE 3 – SUMMARY OF CONSULTATION COMMENTS

Site Reference	Comments
Buxton with Lamas	
GNLP0294	<p>General comments Comment submitted in support of site. Suggested the site is ideal however the heritage of Coltishall wants to be kept for historical reasons. Costing to redevelop old buildings – shortage of ‘brickies’, carpenters and bricks.</p> <p>Objections raised over concerns regarding traffic congestion, unsuitable roads, and no footpaths in lamas, parking issues, oversubscribed services such as schools, doctors etc. Other concerns include loss of farmland, overdevelopment, environmental and wildlife impacts, long distance of site from village (overriding village boundaries), lack of infrastructure and hazard concerns for pedestrians and cyclists.</p> <p>Objections raised on the grounds of conserving the areas heritage while infrastructure will struggle to cope. Further urbanisation will worsen flooding while infrastructure will not be able to cope.</p> <p>Buxton with Lamas Parish Council comments The Parish Council held a meeting and agreed to oppose all site identified under call for sites and they want to keep the settlement boundary of the parish as it is.</p>
GNLP0297	<p>General comments Objections raised regarding road safety issues, traffic, flood risk, access and infrastructure. School is already full with other services already under much pressure.</p> <p>Objections raised: This is prime agricultural land which should not be used for housebuilding and consideration should be given to the derelict land on the other side of Aylsham Road.</p> <p>Comments raised regarding potential challenges for different parties in relation to use of land.</p> <p>Comments submitted in support of site. It is considered suitable for development due to the scale of the site.</p> <p>Buxton with Lamas Parish Council comments The Parish Council held a meeting and agreed to oppose all site identified under call for sites and they want to keep the settlement boundary of the parish as it is.</p>

GNLP0387	<p>General comments Comments made: If this is Glebe Land I am sure the Diocese will sell.</p> <p>The site is in a flood risk area and would make the problem in Levislaw Close worse by impacting on drainage and absorption of the land on the south slope to the Brook. The sites location on a slope would only exacerbate the situation. The site would irrevocably alter the rural feel of the entire village and the single track roads won't be able to support the development. The road infrastructure will not be able to cope and the school is already at full capacity. There will be a loss of light to houses on Back Lane. A picturesque area with wildlife would be destroyed forever. Rural communities' value green space and the site is outside the village boundary.</p> <p>Buxton with Lamas Parish Council comments The Parish Council held a meeting and agreed to oppose all site identified under call for sites and they want to keep the settlement boundary of the parish as it is.</p>
GNLP0601	<p>General comments The road and junctions are not sufficient to support development. There are no footpaths down a blind and dangerous road. Local school is oversubscribed. The field acts as a soak and reduces the risk of flooding to neighbouring properties. The village will soon cease to be a village.</p> <p>Support raised as the site is ideal as it's near the road and amenities.</p> <p>Buxton with Lamas Parish Council comments The Parish Council held a meeting and agreed to oppose all site identified under call for sites and they want to keep the settlement boundary of the parish as it is.</p>
GNLP3015	No comments as site submitted during stage B consultation
GNLP3016	No comments as site submitted during stage B consultation

STAGE 4 – DISCUSSION OF SUBMITTED SITES

In this section sites are assessed in order to establish whether they are suitable for allocation. For the purposes of Sustainability Appraisal, suitable sites are those which are considered to be Reasonable Alternatives. Sites not considered suitable for allocation are not realistic options and therefore are not considered to be reasonable alternatives. The discussion below outlines the reasons why a site has been deemed suitable or unsuitable for allocation. By association this is also the outline of the reasons why a site was deemed to be a reasonable or unreasonable alternative.

A range of factors have been taken into account to establish whether a site should, or should not, be considered suitable for allocation. These factors include: impact on heritage and landscape; impact on the form and character of the settlement; relationship to services and facilities; environmental concerns, including flood risk; and, in particular, a safe walking route to a primary school. Sites which do not have a safe walking route to school, or where a safe walking route cannot be created will not be considered suitable for allocation.

Conclusions in regard to a sites performance against the relevant factors have also been informed by the outcomes of the HELAA, as set out under stage 2, consultation responses received, as summarised in stage 3, and other relevant evidence

Buxton with Lamas has services including a, village hall, school and shop. The main area of development within the parish lies between Brook Street in the west and the Bure Valley railway line to the north east. In addition, there are consolidated groups of development centred on the Mill and river crossing at Lamas and at Buxton Heath. Former RAF Coltishall is partly in the east of the parish, though it is mainly in Badersfield in Scottow parish.

Six sites are promoted totalling approximately 31 ha. The largest site at 23 ha is GNLP0294, which is to the east of the parish, adjacent to Badersfield in the parish of Scottow. For meeting the housing requirement of 12 to 20 dwellings in Buxton GNLP0294 is less preferred and North Norfolk District Council have said there is no intention to seek large-scale growth in Scottow, therefore this site has not been shortlisted as a reasonable alternative.

The remaining five sites are in and around Buxton village itself. GNLP3015 is somewhat south of the existing built edge, approximately 600 metres from where the existing footpath ends on Coltishall Road. Sites GNLP0387 and GNLP0601 are also at the south of the village and have similar access constraints. Back Lane is a narrow single track lane that limits the potential of GNLP0387. Access to GNLP0601 is restricted by the lack of footpath along the Coltishall Road. Due to the narrowness of the verge on both sides of Coltishall Road the necessary footpath improvements

also appear difficult to achieve. These sites have therefore not been shortlisted as reasonable alternatives.

The remaining two sites are GNLP0297 and GNLP3016. GNLP3016 is centrally located, within the settlement limit, and is best progressed as a pre-application discussion, prior to possibly submitting a planning application. It therefore has not been shortlisted as a reasonable alternative. GNLP0297 is located off Aylsham Road, directly opposite Cubits Meadow sports fields. It is in an accessible distance of facilities like the primary school, although a short section of footway would need to be provided. GNLP0297 also appears part of a larger field (assumed in a single ownership) so merit may exist in redrawing the site boundary if that were to allow a better configuration of site layout.

In conclusion GNLP0297 is the one site favoured as a reasonable alternative for further consideration.

STAGE 5 – SHORTLIST OF REASONABLE ALTERNATIVE SITES FOR FURTHER ASSESSMENT

Based on the assessment undertaken at stage 4 above the following sites are considered to be reasonable alternatives.

Address	Site Reference	Area (ha)	Proposal
Buxton with Lamas			
Land to east of Aylsham Road	GNLP0297	1.68	Approx. 48 dwellings
Total area of land		1.68	

STAGE 6 – DETAILED SITE ASSESSMENTS OF REASONABLE ALTERNATIVE SITES

Site Reference:	GNLP0297
Address:	Land to East of Aylsham Road
Proposal:	Approx. 48 dwellings

CURRENT USE OF SITE:	BROWNFIELD/GREENFIELD:
Agricultural	Greenfield

CONSTRAINTS IDENTIFIED IN THE HELAA
Amber Constraints in HELAA Access, Utilities Capacity, Transport and Roads
HELAA Conclusion The site is adjacent to main part of the village and therefore within easy access to the local school. Initial highway evidence has highlighted concerns that the possibility of creating a suitable access has significant constraints as it is bounded by Bure Valley Railway and Aylsham Road, but it is considered that it may be possible to mitigate this as well as noise, following further investigation . The land here is grade two agricultural land if developed would reduce the best and most versatile agricultural land. There are a number of constraints affecting this site but these may be possible to mitigate subject to further evidence. This site is concluded as suitable for the land availability assessment.

FURTHER COMMENTS
Highways Yes, 90m frontage, visibility to north east could be challenging depending on approach speeds. Speed limit will need to be extended & frontage footway provided. Footway required at north east side of Aylsham Road to connect with existing facility and provide continuous pedestrian route to school. Approx. 550m from school.
Development Management Consideration of scale of development/size of the site - would a smaller site be more suitable (perhaps half?)? Consideration of highway safety issues given Accident Reduction Scheme is in place on Aylsham Road. Otherwise, the site appears reasonable to carry forward.
Minerals & Waste No safeguarded mineral resources
Lead Local Flood Authority

Few or no Constraints. Standard information required at a planning stage. RoSFW mapping indicates that the site is not at risk from surface water flooding. There is a watercourse shown on mapping within 350m of the site, but no mapped connection to it. Given the location of the site there may be sewerage connections available. If not surface water drainage will be reliant on the results of infiltration testing.

PLANNING HISTORY:

No history

BRIEF SUMMARY OF PLANS/DOCUMENTS PROVIDED WITH THE SUBMISSION

No additional documents submitted to support this proposal.

STAGE 7 – SETTLEMENT BASED APPRAISAL OF REASONABLE ALTERNATIVE SITES AND IDENTIFICATION OF PREFERRED SITE/S (WHERE APPROPRIATE).

Only one reasonable alternative site (GNLP0297) was identified in the Buxton with Lamas and Brampton cluster at stage five as being worthy of further investigation to look at its potential for allocation. Other sites were dismissed primarily on highway grounds or scale of development in the case of the proposal near Scottow. GNLP0297 was subject to further discussion with Development Management, Highways, Flood Authority and Children’s Services and their comments are recorded under stage 6 above.

As a result of these discussions it was concluded that site GNLP0297 could be allocated subject to highway mitigations. The site as submitted would accommodate more than the 12-20 dwelling capacity for the cluster but allocating a smaller part of the larger site did not seem to make best use of the land. Following discussion with Children’s Services an allocation of 30-40 dwellings was agreed to be acceptable to make the best use of the land promoted as it was likely that a solution to school capacity could be found.

In conclusion, 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.

Preferred Sites:

Address	Site Reference	Area (Ha)	Proposal	Reason for allocating
Buxton with Lamas and Brampton				
Land to the east of Aylsham Road	GNLP0297	1.68	30 - 40 dwellings	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.

Reasonable Alternative Sites:

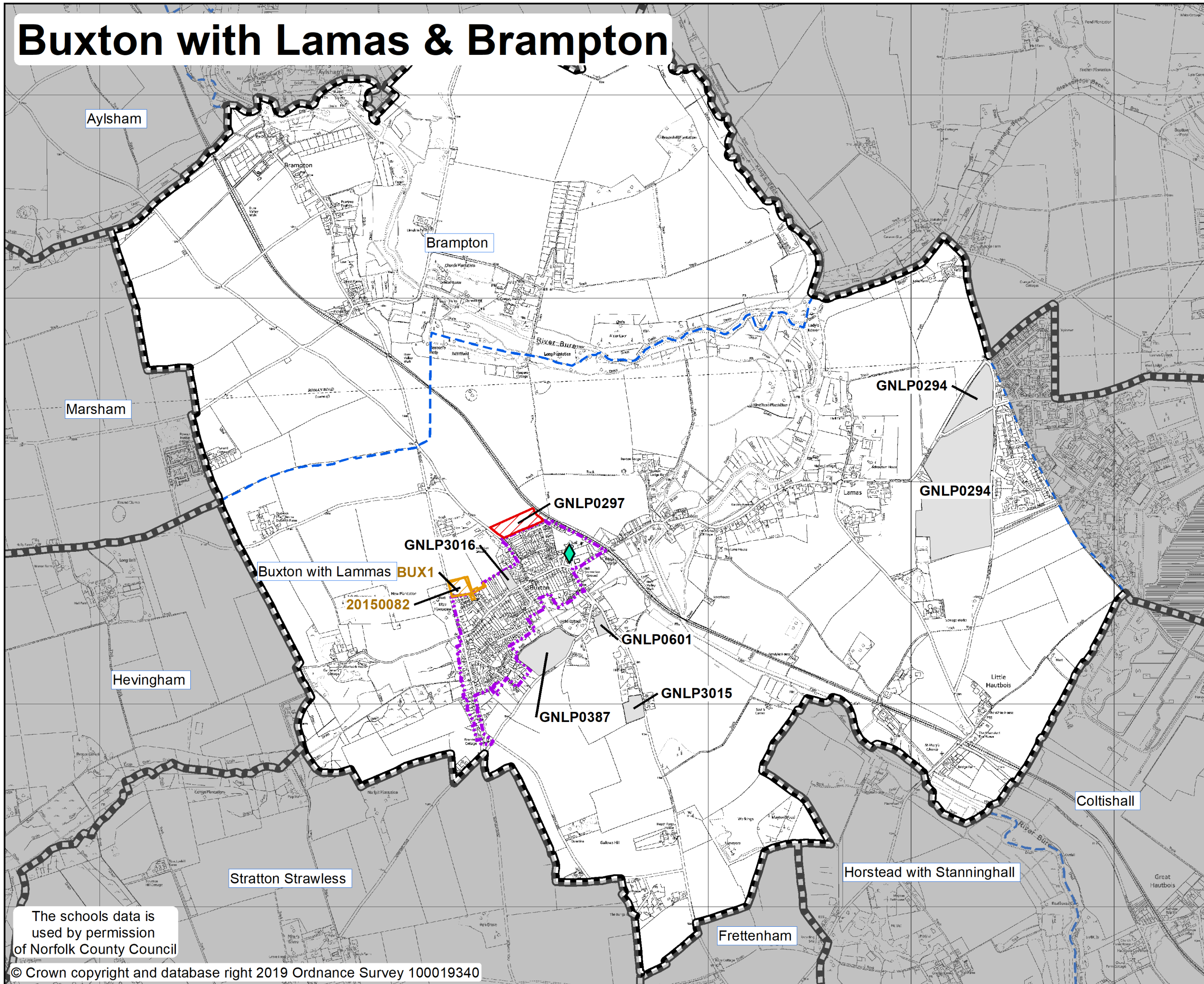
Address	Site Reference	Area (ha)	Promoted for	Comments
Buxton with Lamas and Brampton				
NO REASONABLE ALTERNATIVE SITES				

Unreasonable Sites:

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 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








Address	Site Reference	Area (ha)	Promoted for	Reason considered to be unreasonable
				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.
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 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.
Feofee Cottages, North of Crown Road	GNLP3016	0.47	Affordable rented housing up to 20 properties	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.

Buxton with Lamas & Brampton



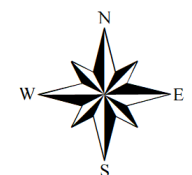
Greater Norwich Local Plan

Promoted Sites by School Catchment Areas

-  Primary School
-  Primary School Catchment
-  Preferred Housing Allocation
-  Unreasonable Site
-  Existing Site Commitments up to 2018 (residential and/or employment uses)
-  Existing Settlement Boundary
-  Parish Boundary

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