

Buxton – Land west of Coltishall Road – Residential Use

Statement in support of extension of settlement limit for Buxton in Local Plan review process.

November 2016 ^(v1)

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APPENDIX 1 – Existing Settlement Limit

APPENDIX 2 – Proposed extension to Settlement Limit

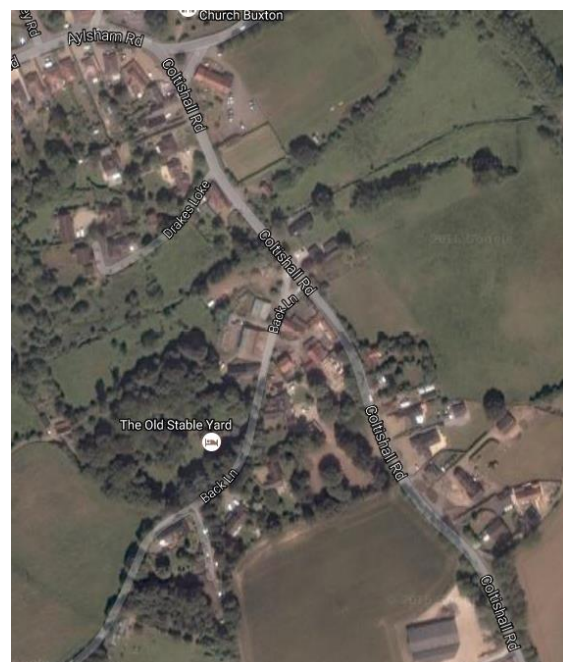
1.0 Background / Site Context

1.1 the landowners of a site at the edge of Buxton, have approached NPS to review the development potential of the site and to promote its inclusion in the settlement limit for Buxton in a revised Local Plan. This Plan will replace the existing development plan documents and is envisaged to be provided in the form of a Great Norwich Local Plan (which will include all settlements in Broadland District).

1.2 The site is located to the west of Coltishall Road at the southern end of the built up area of Buxton (see below).



OS extract showing area with greatest development potential



Plan showing wider extent of owners interest

1.2 The owners secured planning permission on part of their land in 2010 for the conversion and alterations of existing four residential units to a single dwelling (and provision of garage) and alterations / extensions to an existing dwelling to create two dwellings (and provision of garages) – BDC application ref no: 20100441. This has reinforced the residential character of the development in the area.

1.3 The area appears capable of accommodating a small number of plots. Whilst the site could be allocated for housing, given the limited scale and location adjacent to existing dwellings, it is considered it would be suitable simply for inclusion within an extended settlement limit at the southern end of the village.

2.0 Current Planning Policy / Site Designations

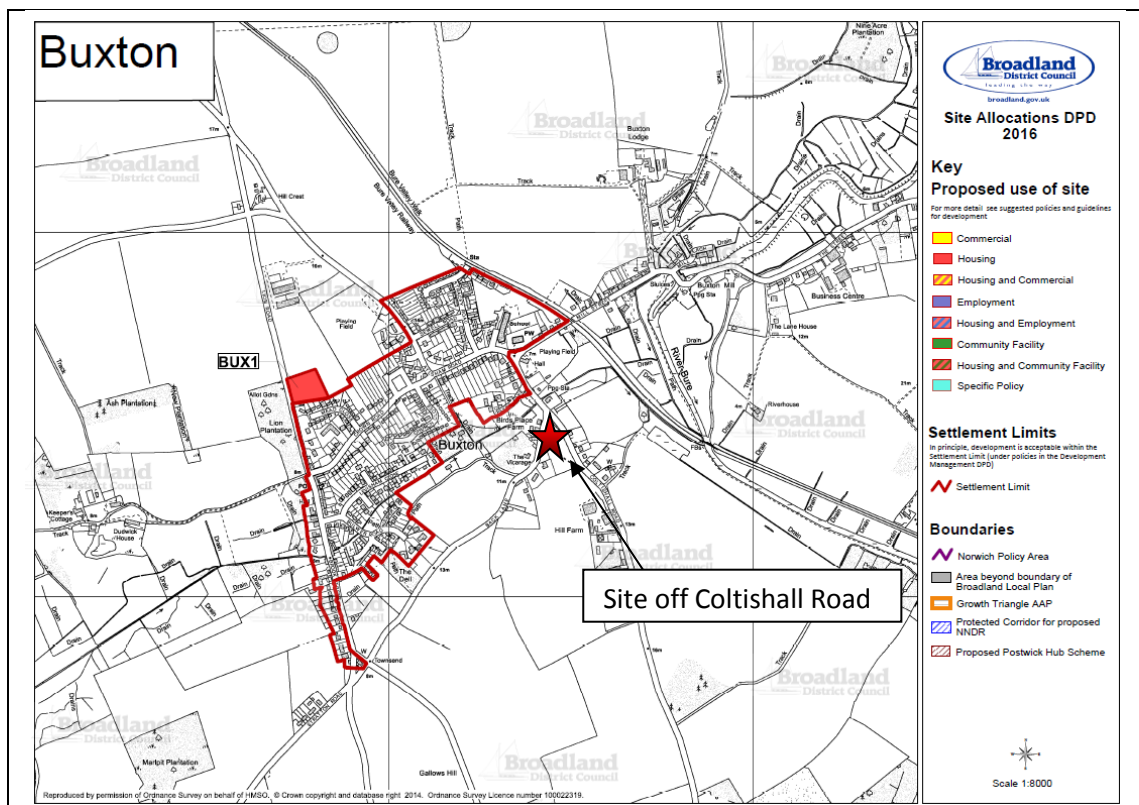
2.0.1 Under Section 38 of the Planning and Compulsory Purchase Act 2004, the determination of planning applications must be in accordance with the approved Development Plan for the area, unless material considerations indicate otherwise. This is reinforced by subsequent Central Government advice. Therefore the inclusion of land within settlement limits introduces stronger potential for new plots, subject to other normal planning and design considerations.

2.1 Development Plan

2.1.1 Development Plan policy within Broadland District is provided by

- Greater Norwich Development Partnership Joint Core Strategy (JCS) initially adopted 2011;
- Broadland Development Management Development Plan Document (DPD) adopted in August 2015; and
- Broadland Site Allocations Development Plan Document, adopted in May 2016.

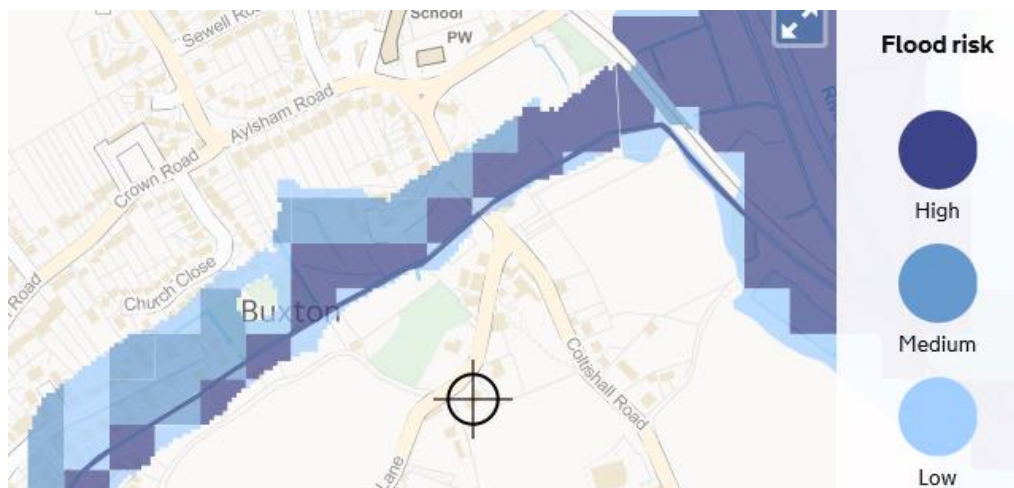
2.1.2 The Proposals Map which accompanies the Site Allocations Development Plan Document is outlined below (the location of the land off Coltishall Road is denoted with a red star).



Extract – Proposals Map

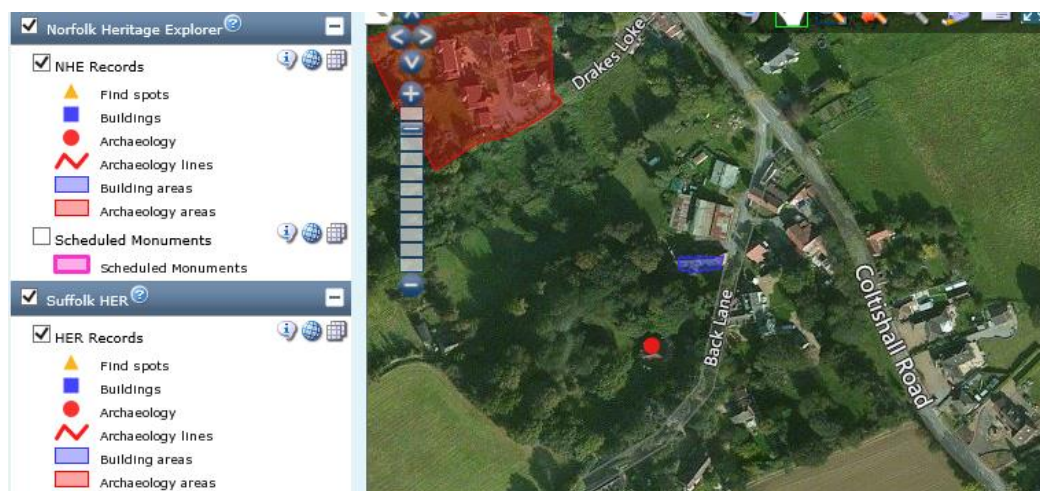
2.2 Site Designations

- 2.2.1 The Development Plan identifies Buxton as a Service Village with a settlement limit. It allocates a site in the village for housing, at the north eastern edge of Buxton, which reflects the size of the village, the role it plays and the range of services and facilities in Buxton.
- 2.2.2 The site is located just outside the existing settlement limit for the village. The Proposals Map shows the site with no specific heritage, landscape or environmental protection designation. However, it is understood that a Tree Preservation Order (TPO) protects a number of trees.
- 2.2.3 The site is located to the south of a watercourse but outside any high flood risk area (see below).



Extract from Environment Agency Flood Risk Plans

- 2.2.4 The site has no recorded heritage value based on publicly available records (see below).



Extract from Norfolk Heritage Explorer (publicly available version)

2.3 Central Government Advice

2.2.1 In addition to Development Plan policy, Central Government advice is provided in the form of the National Planning Policy Framework (NPPF) published in March 2012. This offers advice to Local Planning authorities regarding the importance of preparing and maintaining up to date Development Plan documents (Local Plans) and introduces a presumption in favour of sustainable development.

2.2.2 Within the overarching roles of the planning system, the NPPF identifies a set of core land-use planning principles to underpin plan making (and decision taking). These include:-

- *be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area;*
- *proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs;*
- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;*
- *conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*
- *actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.*

3.0 Key Site Features

3.1 Existing Uses / Neighbouring Uses

3.1.1 The land is well screened to the west of Coltishall Road. The land immediately abuts existing housing at the southern edge of the village. The 2010 planning consents reinforced the residential character of the area. Adjacent to the site fronting both Back Lane and Coltishall Road is residential development, further re-enforcing the character of the area as you enter the village from the south.

3.2 Trees / Landscape Considerations

3.2.1 The site is well screened from the south and adjacent to Coltishall Road by existing trees and hedging. The planting on the southern boundary effectively mark the change between open farmland and the beginning of the village. Any new dwellings on the site would need to be sited in a manner that would ensure retention of the most important trees so that their amenity value are maintained. It is considered there is scope for a limited number of plots whilst still retaining the amenity value of trees (and detailed siting and layout of plots would be controlled in any future planning application).



Boundary planting to south



Boundary planting on Coltishall Road

3.3 Site Access

3.3.1 Vehicular access is available from Coltishall Road. This is in a 30 mph limit where traffic speeds are restricted. This access is located in a position which offers good forward visibility to the north and south meeting the normal visibility requirement for a new road in a 30 mph area (i.e. which requires splays of 2.4m x 70m). In this case vehicular access would be using an existing access so visibility is more than sufficient for serve additional plots. In addition, pedestrian access can be made available from Back Lane. From the junction of Back Lane and Coltishall Road (on the west side of this road), there is a footpath which offers a safe pedestrian route from this point into the village (and its service and facilities).



Visibility splay to south



Visibility splay to the north

3.4 Heritage Issues

3.4.1 There are no Listed Buildings close by and there is no Conservation Area designation which covers the site. In addition, the site is also outside an area with heritage value (on publicly available records).

3.5 Servicing considerations

3.5.1 The site is well located in relation to services and facilities that serve the area and existing housing. This includes a clean water supply and foul sewers both on Coltishall Road and Back Lane.

4.0 Opportunities and Constraints

4.0.1 The location of the land promoted, its character, appearance and setting have led to the following constraints and opportunities being identified

4.1 Constraints

- Site contains a number of trees (including protection with TPO's);
- Only pedestrian access available from Back Lane.

4.2 Opportunities

- Close to village services and facilities, including playing field, village hall and school (within 400 metres of site);
- Access available from Coltishall Road.
- Located outside any area with any wider landscape protection designation;
- Access exist to existing services;
- Well screened;
- Existing trees have some protection so extent of development would be managed and balanced with retention of trees;
- Site is located outside any flood risk area.

5.0 Justification for inclusion in Settlement Limit

5.1 Development Plan policy already identifies that Buxton is a service village which can accommodate new dwellings (both on an allocated site and with individual plots and in small groups of housing).

5.2 The role of the settlement limit is to limit where new build development is to be accommodated, notably to prevent the undesirable breakout of development into open countryside or into areas where new development would fail the tests of delivering sustainable development (including based on the definition contained in the NPPF).

5.3 In this case, it is considered that the site would not represent an unacceptable breakout or development into an unsustainable location. Therefore in the review of the settlement limit for Buxton, land west of Coltishall Road should include an extension of this limit to the south of the village, based on

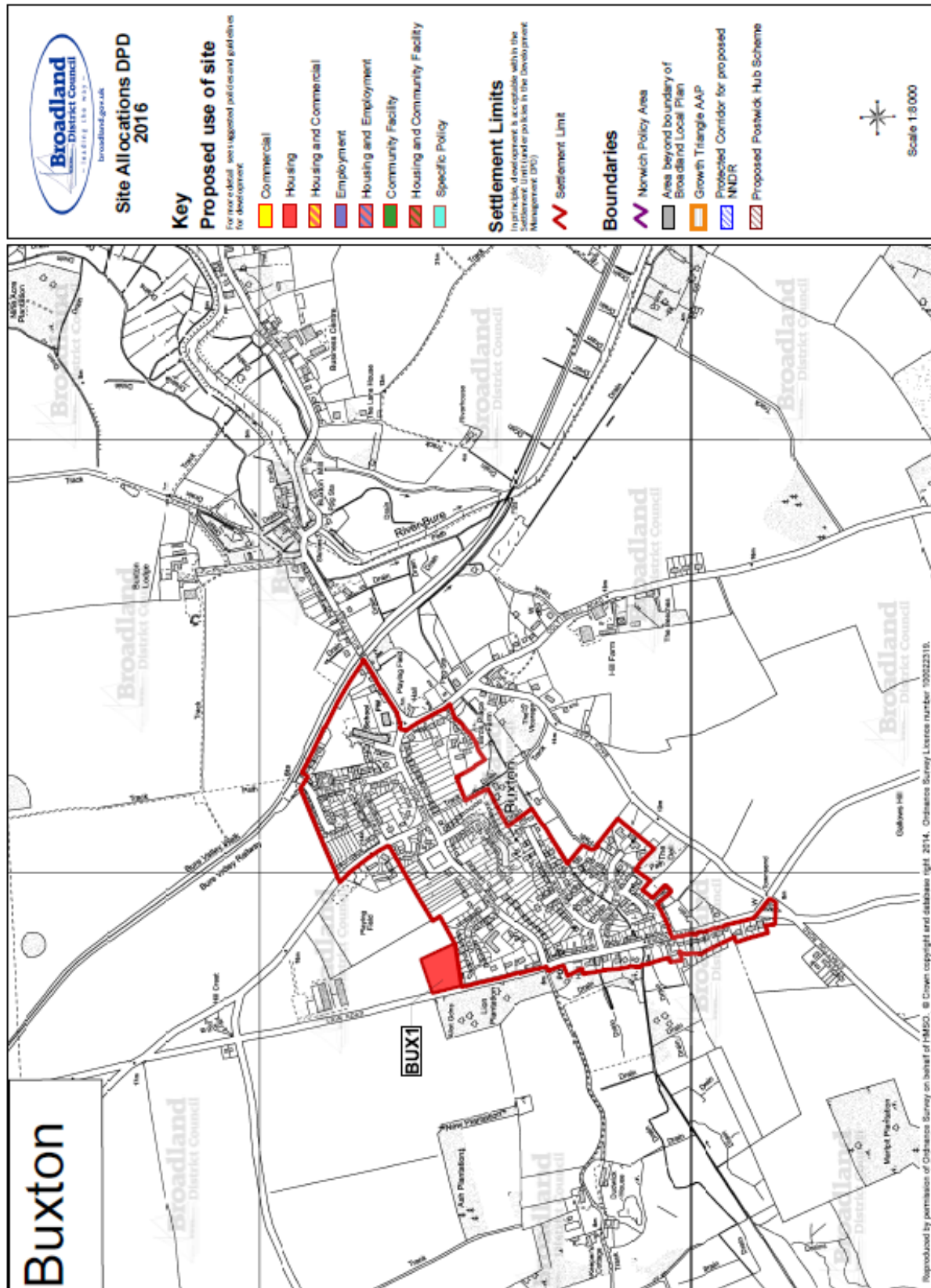
- The area already accommodates housing close by so it is not introducing a new use;
- The site is well screened and the existing screening to the south can be retained to maintain a green edge;
- The extension would not be a precedent for further extension to the south in view of the distinct change in character to farmland beyond the proposed southern edge;
- Safe vehicular access can be provided for further plots using an existing access;
- Pedestrian access is available to Back Lane and this links to an existing footpath on the west side of Coltishall Road;
- All key services are available adjacent to the site;
- The site is well related to key facilities within less than a five minute walk (400 metres) to the School, Village Hall and Playing Field;
- The site is outside any high flood risk area;
- The site will not impact on any identified designated or non-designated heritage assets

5.4 In addition, the owners are committed to delivering a small number of plots with a high quality of design, safeguarding key trees, protected by Preservation Orders, once the settlement limit is extended.

5.5 As a result of the above, it is considered that there is full justification for an extension of the settlement limit as shown in Appendix 2. Such an extension would be consistent with core principles identified in the NPPF,

5.6 Therefore, on behalf of _____ I would formally request that the Local Planning Authority to make change the settlement limit in the Local Plan review.

APPENDIX 1 – Existing Settlement Limit in Buxton



APPENDIX 2 – Proposed extension to Settlement Limit in Buxton

