HPK/2013/0517

Moultlet/1742

OUTLINE RESIDENTIAL DEVELOPEMNT- LAND OFF WESTERN LANE, BUXWORTH

HIGH PEAK
11 SEP 2013
BOROUGH COUNCIL

DESIGN AND ACCESS STATEMENT (REVISED)

THE APPLICATION

This statement form part of an Outline Planning Application with all Matters Reserved for proposed housing on land at Western Lane, Buxworth.

The Site

The site comprises about .4 hectares of rough grassland and takes the form of a horseshoe shaped bowl, the land rising from the middle up to Buxworth football field and Western Lane (the Lane) which overlooks the site. The site area would be suitable for between 4 to 8 houses, well within the density guidelines.

The site is north of the A6 trunk road and is bounded to the east by the football field and to the south and west by the Lane and present built up area. The site is not green belt nor is it designated as a Conservation or Special Landscape Area in the High Peak Local Plan. The site is well served by nearby local facilities and services including public transport.

Materials and appearance

The vernacular of the surrounding properties is a mixture of two storey detached and semi-detached houses and terraced cottages constructed in natural stone, brick or artificial stone masonry with tile, slate or flag roofs. The proposed houses would be designed to compliment the surrounding properties using any one or combination of those materials at present to reflect and be sympathetic to the surrounding appearance.

Planning History

There is no relevant recent planning history regarding this site.

Access

Access to the site would be from Western Lane.

Traffic generation

The small increase in traffic anticipated will be reasonably accommodated on the Lane and will not harm highway safety or local amenity.

There will be little, if any, impact on the trunk or primary roads.

Public Transport

A regular public bus service (nos189, 190) stops less than 300m from the application site on New Road. This services run regularly between Buxton and Whaley Bridge providing access to the railway stations, post offices and chemists at both Whaley bridge and Chinley; Morrison's store in Chapel-en-le-Frith, Tesco's store on the canal, the medical centre in Whaley Bridge, youth centre and sports ground in Chinley, St Anne's/St Thomas More schools in Buxton

Buxworth children attending Chapel High School on Long Lane are served by a dedicated bus service (no40).

Trees

There are two hawthorn bushes and a handful of small shrubs on the site. There are no Tree Preservation Order constraints.

Drainage/Water

United Utilities have confirmed that the area is served by a 225mm diameter public combined foul/surface water drain close to the site. Serving the Lane it turns north across the football pitch dropping down under the A6 trunk road in the area of the public footbridge thereafter increasing in diameter and continuing along the Greenway in the direction of the canal.

Mains water is connected to the site off the public water main.

Flood plain/ risk

The flood plain as shown on the proposals map of the 2005 Local Plan is located to the north of the north side embankment of the A6 trunk road. There are no Environmental Agency records of flooding in the Western Lane area.

The application site has its own dedicated surface water drainage system designed to prevent flooding of land north of the site, in particular, the A6 trunk road. There is therefore no flood risk transferred to any other area.