

# Buxton with Lamas **Neighbourhood** PLAN **d**

Badersfield • Buxton • Lamas • Little Hautbois

## Buxton with Lamas Neighbourhood Plan

**2024 - 2038**

Adopted version



# Foreword

---

Welcome to the Neighbourhood Plan for Buxton with Lamas.

We are a diverse and vibrant parish, made up of four communities: Buxton, Lammas, Little Hautbois and also the Barnby Road area of Badersfield.

Each of our villages has its own distinct identity and community. People almost certainly regard themselves as living in one of the four villages rather than being a resident of Buxton with Lamas parish. This is why we have been careful to consider each separately as well as the parish as a whole.

We also have much in common - we have some very beautiful buildings and natural spaces and we are located in a very special part of the English countryside.

So our Plan sets out to protect those things we cherish and also enable high quality development, should it be proposed, which will enhance where we live.

It has been developed by a team of local people working on behalf of the parish; they have held many engagement events and listened to the views of many people in doing so.

We think it is the right plan to guide us for the next 15 years.

By the way, you will see that Lamas/Lammas is spelled with one 'm' when the Plan refers to the parish (because this is how the Parish is named) and with two 'm's when it directly refers to the village on its own (because this is also how the village has also been spelled in history). People in Lammas choose to spell it whichever way they like - so this seems like a neat way to please both - or perhaps even please none!

We commend the plan to you.

*Buxton with Lamas Parish Council*

# Contents

---

Foreword	2
<b>1 Introduction</b>	<b>5</b>
<b>2 About our parish</b>	<b>10</b>
<b>3 Key issues in the plan area</b>	<b>23</b>
<b>4 Vision, themes and objectives</b>	<b>29</b>
<b>5 Planning policies</b>	<b>32</b>
Policy BUX 1: A strategy for sustainable growth	32
Policy BUX 2: Feoffee Cottages site	36
Policy BUX 3: Affordable housing for local people on rural exception sites	38
Policy BUX 4: Development and design	39
Policy BUX 5: Protecting residential amenity	42
Policy BUX 6: Protecting and enhancing landscape character	43
Policy BUX 7: Protecting residential gardens from inappropriate development	46
Policy BUX 8: Identified views	47
Policy BUX 9: Lammas, Little Hautbois and Badersfield Areas of Separation	49
Policy BUX 10: Recognising and protecting our dark skies	51
Policy BUX 11: Conserving and enhancing our heritage assets	53
Policy BUX 12: Protecting sites of existing biodiversity value	55
Policy BUX 13: Delivering Biodiversity Net Gain (BNG)	59
Policy BUX 14: Protecting water quality and managing surface water responsibly	61
Policy BUX 15: Protecting and enhancing our valued water meadow landscape	64
Policy BUX 16: Local Green Spaces	67
Policy BUX 17: Delivering sustainable design	69
Policy BUX 18: Protecting and enhancing the provision and quality of rural routes for non-motorised users in the parish	72
Policy BUX 19: Rural lanes	74
Policy BUX 20: Maintaining and creating well-connected neighbourhoods	75
Policy BUX 21: Managing and mitigating the adverse impacts of increased traffic movements on the parish environment	77
Policy BUX 22: Support for rural businesses	78
Policy BUX 23: Bure Valley Business Centre	79
Policy BUX 24: Buxton with Lamas community infrastructure priorities	82
<b>6 Community projects falling outside the scope of this plan</b>	<b>84</b>
<b>7 Monitoring and delivery</b>	<b>88</b>
Glossary	89
Appendix 1: Priority and Locally Iconic views	90
Appendix 2: Non-designated heritage assets	110
Appendix 3: Landscape Character Area descriptions, sensitivities and guidelines	122
Appendix 4: Sites with existing biodiversity value and important trees in the parish	125
Appendix 5: Buxton with Lamas character area map and applicable design codes	137

*A note on spelling:*

*Lamas has long enjoyed the inconsistency of how to spell its name. Councils, authorities and some databases spell Lamas with a single M, whilst it is believed the original spelling has two Ms, reflected in many historic documents. Villagers spell it as they choose. For the purposes of this Plan, we spell the name of the Parish with one M, in keeping with the Parish and District Councils, and we spell the village with two Ms when referring to it as its own entity.*

# Maps

<i>Map 1: Extent of the Neighbourhood Plan</i>	<i>5</i>
<i>Map 2: Local Plan designations</i>	<i>7</i>
<i>Map 3: A satellite view of Buxton with Lamas parish</i>	<i>10</i>
<i>Map 4: Four distinct communities in the parish</i>	<i>12</i>
<i>Map 5: Location of National Gas pipeline</i>	<i>19</i>
<i>Map 6: Living Map - habitat classifications from Norfolk Biodiversity Information Service (NBIS)</i>	<i>22</i>
<i>Map 7: Fluvial flood risk in the parish</i>	<i>24</i>
<i>Map 8: Surface water flood risk in the parish</i>	<i>25</i>
<i>Map 9: Buxton village settlement boundary</i>	<i>34</i>
<i>Map 10: Feoffee Cottages location and site</i>	<i>37</i>
<i>Map 11: Landscape Character Areas (LCAs)</i>	<i>44</i>
<i>Map 12: Priority views</i>	<i>48</i>
<i>Map 13: Locally iconic views</i>	<i>48</i>
<i>Map 14: Areas of separation</i>	<i>50</i>
<i>Map 15: Light pollution and dark skies (CPRE)</i>	<i>52</i>
<i>Map 16: Natural England Priority Habitats, Restorable Habitats, and Fragmentation Action Zones</i>	<i>56</i>
<i>Map 17: NBIS Living Map habitats – woodland, grassland/heathland, and wetland, with named sites labelled</i>	<i>57</i>
<i>Map 18: Water meadows in the parish</i>	<i>65</i>
<i>Map 19: Local Green Spaces</i>	<i>67</i>
<i>Map 20: Public rights of way.</i>	<i>73</i>
<i>Map 21: Rural lanes</i>	<i>74</i>
<i>Map 22: Bure Valley Business Centre location and site</i>	<i>80</i>

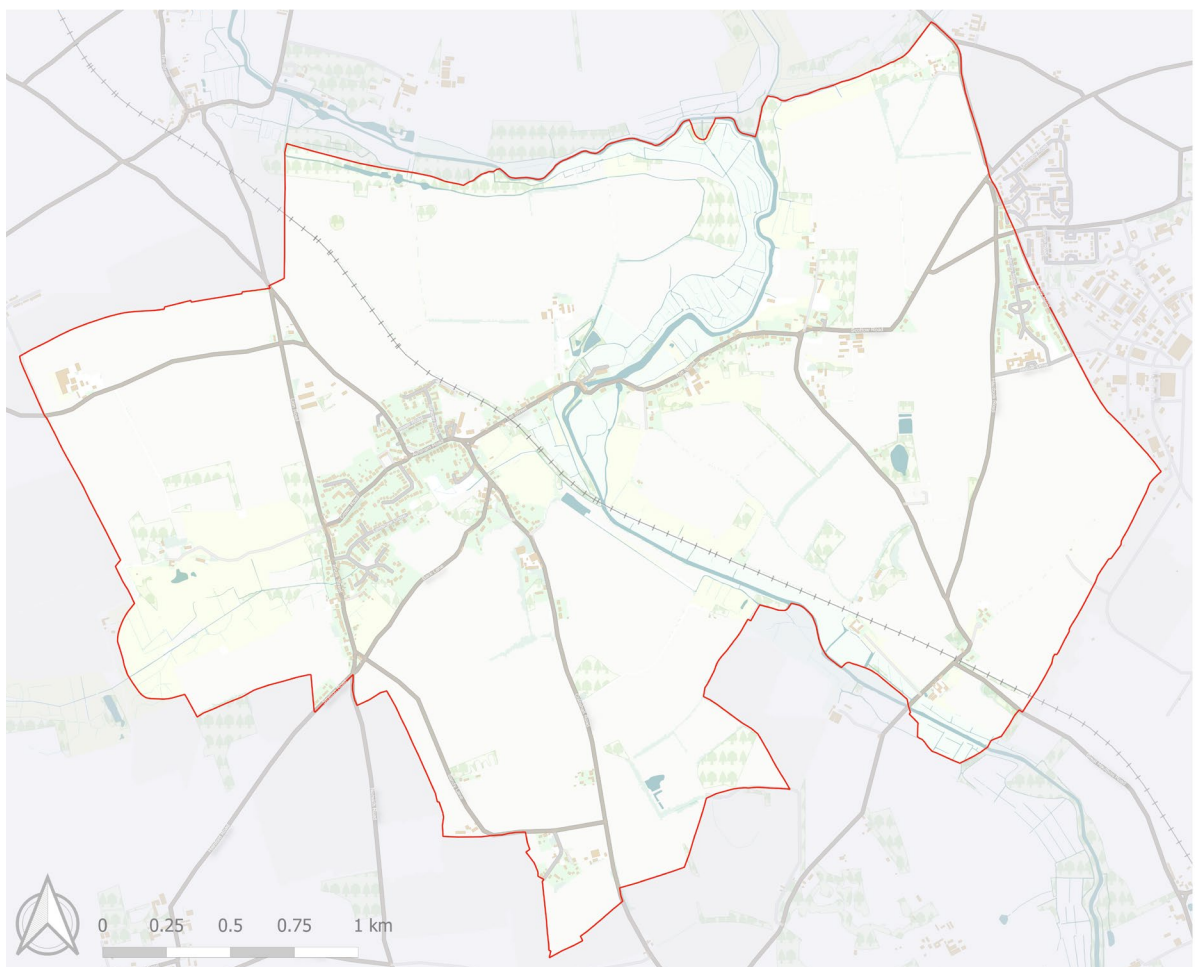
Ordnance Survey has provided MasterMap data to Buxton with Lamas Parish Council under the PSGA (Public Sector Geospatial Agreement), licence number 100030701. The following copyright notice and terms and conditions apply to all maps in this document:

© Crown copyright and database rights 2023 OS 100030701. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Buxton with Lamas Parish Council makes it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



# 1 Introduction

- 1.1.1 This document is the Neighbourhood Plan for the parish of Buxton with Lamas for the period 2024 to 2038. Its purpose is to set a framework for future development within the parish. It carries the same legal weight as plans drawn up by Broadland District Council (BDC). Planners must use the neighbourhood plan when making decisions about planning applications in the parish.
- 1.1.2 This document has been prepared on behalf of Buxton with Lamas Parish Council by a team of parishioners and councillors who formed a steering group. They focused on key areas of neighbourhood planning and engaged with the communities of Buxton, Lammas, Little Hautbois and Badersfield. These four communities make up the parish / neighbourhood plan area.
- 1.1.3 The extent of the Neighbourhood Plan was agreed and designated by Broadland District Council in April 2018.



**Map 1: Extent of the Neighbourhood Plan**

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

- 1.1.4 It is the aim of this Plan that development should be in keeping with the nearby built environment, preserve and respect the historic spaces and buildings and not detract from them.
- 1.1.5 A further important element of this Plan is to protect our extensive river and rural landscape and to discourage development that threatens water meadows, our views and our natural heritage.
- 1.1.6 An important feature of almost all housing in the parish is the provision of ample garden and parking. It is the aim of this Plan that this must be maintained and demonstrated in future applications.
- 1.1.7 For the above reasons and in addition to its policies, this Neighbourhood Plan has developed the following,

all of which should be consulted in respect of proposed new development to ensure the special nature of this parish is maintained:

- ▶ a Design Code
- ▶ a list of Locally Designated Green Spaces
- ▶ a Register of Non-listed Heritage Assets
- ▶ a Register of Important/Iconic Views
- ▶ a Register of (important) Trees.

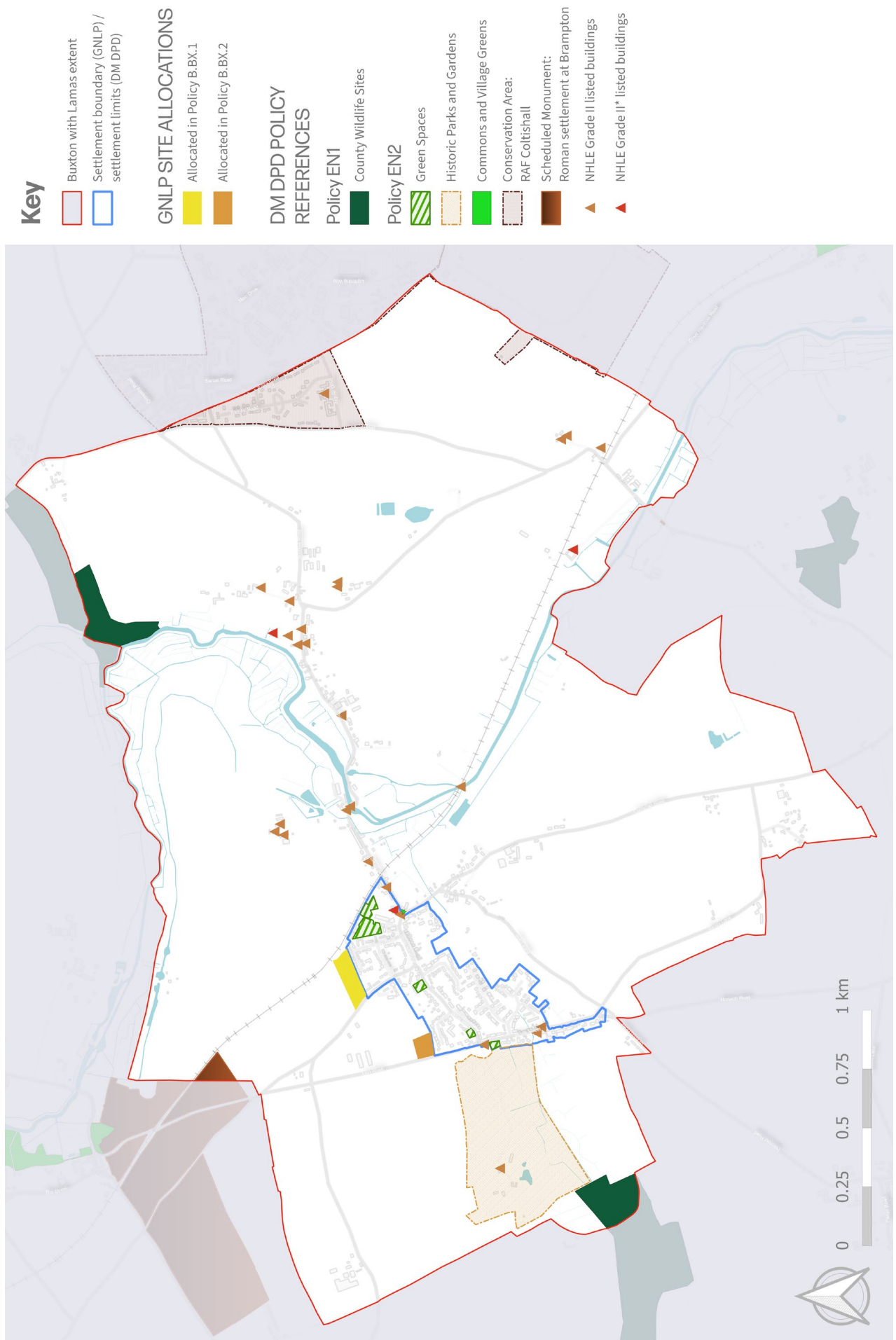
- 1.1.8 Security, safety and wellbeing must be at the heart of good planning and development. The National Planning Policy Framework states: “Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which... (a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other... (b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion... and (c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs”.<sup>1</sup>
- 1.1.9 Safety and security are essential to successful, sustainable communities. Not only are such places well-designed, attractive environments to live and work in, but they are also places where freedom from crime, and from the fear of crime, improves the quality of life. Nationally-adopted principles to build in safety and security for communities are contained in “Safer Places”, the government’s blueprint for security by design. Notwithstanding support for these principles, this Plan stresses the need to protect local amenity and its countryside character, for example through maintaining a dark sky policy and encouraging developments with open frontages and private garden space in keeping with the rest of the parish.
- 1.1.10 Neighbourhood Plans play an important role in the considerations of the built environment and can positively influence the health and wellbeing of residents. Good health includes physical, social, and mental wellbeing. These principles are reflected in this Plan, through policies addressing quality and affordable housing, improvements in transport and accessibility, support for social and economic opportunities, protection for the natural environment, and climate resilience.

## 1.2 Planning policy context

- 1.2.1 There is national planning policy and guidance, provided through the National Planning Policy Framework 2023 (the NPPF), together with applicable ministerial statements and online planning practice guidance. At the district level, there is the statutory development plan which includes:
- ▶ The Greater Norwich Local Plan (GNLP), which was adopted by Broadland District Council in March 2024 and supersedes the Joint Core Strategy DPD and Site Allocations DPD;
  - ▶ The Development Management DPD (DM DPD) adopted in August 2015; and
  - ▶ Growth Triangle Area Action Plan adopted 2016 - this is not applicable to the Buxton with Lamas neighbourhood plan area.
- 1.2.2 Currently adopted Local Plan policies with site specific designations are shown in Map 2 below.
- 1.2.3 Of particular note, the GNLP allocates land east of Lion Road for the development of approximately 20 homes (brought forward from the Site Allocations DPD) and, in addition, allocates land east of Aylsham Road for the development of 40 new homes (see Map 2).
- 1.2.4 The Neighbourhood Plan needs to be compatible with the strategic elements of the adopted Local Plan.

---

1 National Planning Policy Framework (NPPF) December 2023, Paragraph 96



© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

**Map 2: Local Plan designations**

## 1.3 Community engagement

- 1.3.1 From the outset there was recognition that this Plan belongs to everyone living, working or who has a stake in the four villages of Buxton, Lamas, Little Hautbois and the part of Badersfield that falls within the parish. It was also recognised that while grouped together in one municipal parish, the four villages are distinct communities. People living within them may not recognise themselves as living within the parish of Buxton with Lamas, but identify instead by the village they live in. It was therefore important to devise communications and engagement that would reach all.
- 1.3.2 Engagement undertaken so far is summarised below. However, a full description of the engagement process and work will be contained in a Consultation Statement which will be submitted as part of the process to adopt this Plan.



“What do you think?”  
[www.bwlneighbourhoodplan.org](http://www.bwlneighbourhoodplan.org)

### 1.3.3 The group:

- ▶ Developed an original brand, which was eye catching and informative
- ▶ Developed a public website to raise awareness of the Neighbourhood Plan and hold information for people to read and comment on
- ▶ Developed banners, posters and a survey to publicise events and generate further interest
- ▶ Published updates in “The Round”, the local parish newsletter
- ▶ Engaged regularly with Buxton with Lamas Parish Council





#### 1.3.4 Six key community engagement exercises were carried out:

- 1) A detailed survey of all residents in July and August 2018, to which 140 people responded. The survey was designed to capture comments about the local economy, communities, homes, infrastructure, environment and 'other issues'. The group staffed a stand at the Buxton Bash in July 2018 as part of this engagement.
- 2) The results of the survey were used to design further questions to 'drill down' further, for use in three community drop-in events in November 2018. Central to the events were the analysis of the 33-slide survey and all feedback was used to develop a Vision and Objectives for the Neighbourhood Plan and subsequent policies.
- 3) A targeted questionnaire was issued to a wide range of local businesses, organisations and landholders to ensure this distinct voice was heard. This was issued in paper format by post and by hand delivery, running September/October 2018.
- 4) Two engagement events were held with children at Buxton Primary School, in January 2019 and October 2019. The children talked about the Neighbourhood Plan and the things they would like to see for their villages. They were especially engaged with issues of the environment and infrastructure. Their views have helped considerably in shaping the direction of the Neighbourhood Plan.
- 5) Two Community Conversation events were held at Buxton Village Hall and Lammas Village Hall in June 2022. The purpose was to remind villagers that the Neighbourhood Plan is still in development, to seek confirmation or comments of the Framework and Objectives which were developed over 2021/22 and to seek opinion on several other issues which were in development.



*Above: Community conversation event at Buxton Village Hall in June 2022*

## 2 About our parish

### 2.1 Overview

- 2.1.1 Buxton with Lamas is a civil parish in Broadland, close to Aylsham and North Walsham and with Norwich eleven miles to the south. It comprises the villages of Buxton, Lammas, Little Hautbois and part of Badersfield (Barnby Road and Jaguar Drive up to but not including HMP Bure). The communities within the Parish are depicted on Map 4.
- 2.1.2 Each village retains its own identity and communities: the four settlements in the parish are very different in scale, heritage and 'feel'. Therefore it is important that this Plan addresses their unique qualities and also takes a parish-wide approach where appropriate.
- 2.1.3 The parish demonstrates a wide range of building and development styles. As a result each village has generally been able to retain and protect its heritage areas and buildings without intrusion, while modern developments have been created that provide pleasing and spacious accommodation for residents.
- 2.1.4 The parish is generally rural in nature, with extensive farmland, the River Bure and other water courses, meadows and woodland as striking and significant features. This Plan therefore seeks to safeguard and enhance the natural heritage as well as the built environment and also reduce the likelihood and impacts of flooding, which particularly affect Buxton.



**Map 3: A satellite view of Buxton with Lamas parish**

Imagery ©2023 Google, Imagery ©2023 CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Landsat / Copernicus, Maxar Technologies, The GeoInformation Group, Map data ©2023

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

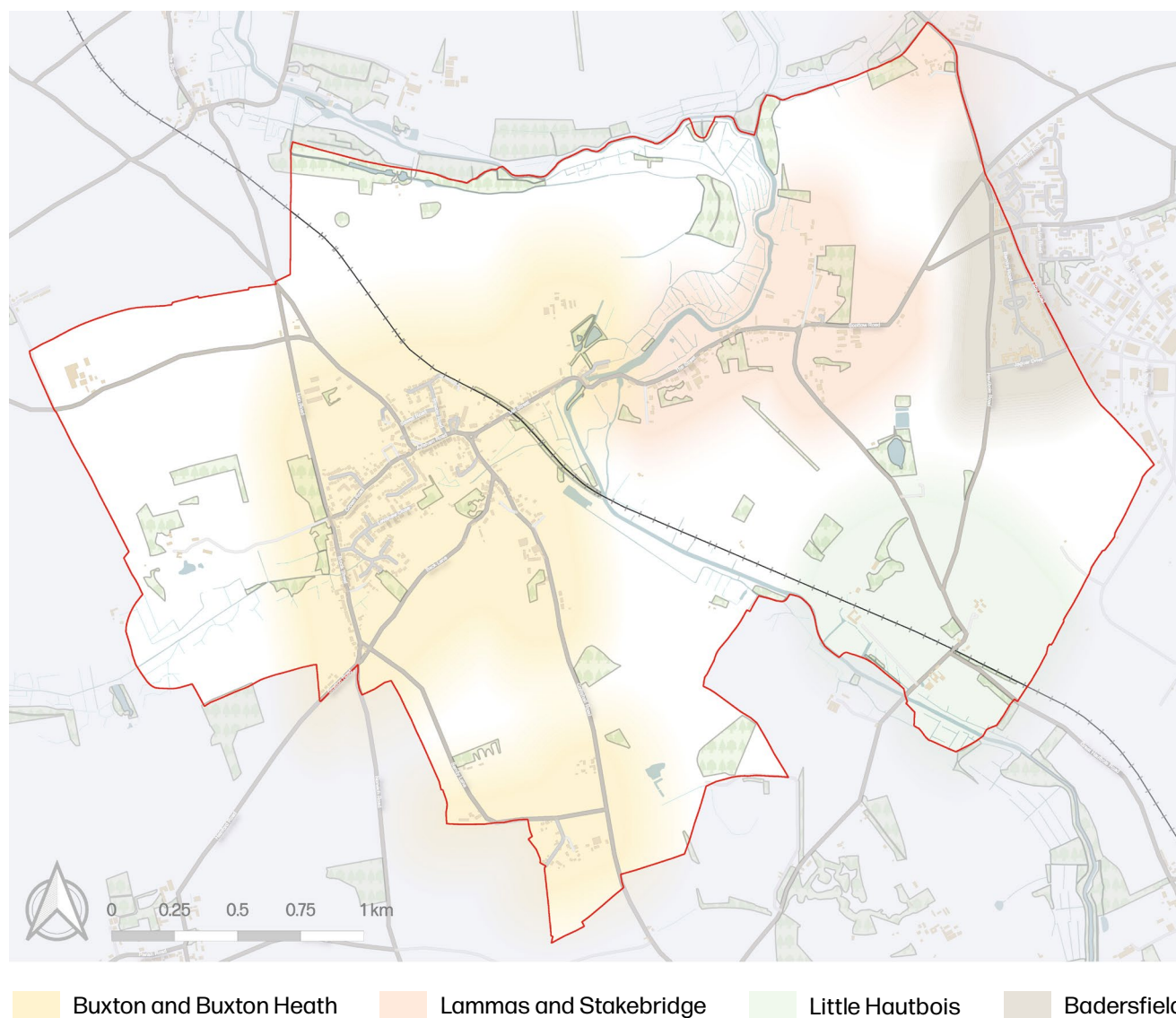
## 2.2 About the local population

- 2.2.1 The civil parish had a population of 1,685 at the 2001 Census, falling marginally to 1,684 at the 2011 Census and to 1,642 at the 2021 Census.
- 2.2.2 The 2021 Census recorded nearly 41% of the population to be aged between 30 and 59 (compared to 43% at the 2011 Census); nearly 31% are aged 60 and above (compared to 27% at the 2011 Census), just over 10% (167 people) are aged between 15 and 24 years old (compared to 9.4% recorded at the 2011 Census) and form a group of young adults that may want to continue to live in the village, but may struggle to find suitable affordable accommodation.
- 2.2.3 The 2011 Census<sup>2</sup> recorded that most people (aged between 16 and 74) are working, with 72% of 1208 people earning an income. Of the 66.6% employed, 15.7% are working part-time; 13% are self-employed. Nearly 28% are classified as economically inactive (comprises 16.4% being retired, 4.1% looking after home or family and 3.6% being economically inactive due to disability or long-term sickness, 2.8% being students and 9% other). There are very few that have never worked or are long term unemployed.
- 2.2.4 The 2021 Census recorded that nearly 8% or 56 households have no car (very similar to the 2011 Census), nearly 73% have one or two vehicles (representing a decrease from 78% recorded at the 2011 Census). Just over 19% or (137 households) have 3 or more vehicles (representing a rise from the 13% recorded at the 2011 Census).
- 2.2.5 As at the 2011 Census, most residents had some sort of qualification, although there were 21% of 1,367 people with no qualification.
- 2.2.6 The 2011 Census recorded that most of the houses, 82% of a total of 725 dwellings, are either detached or semi-detached houses or bungalows. There are very few flats, 17 in total or 2.4%.



## 2.3 Where people live - portraits of the four villages

- 2.3.1 The purpose of the following notes is to portray a snapshot of the parish, village by village, and describe the services, amenities and natural environment enjoyed by people living here and visitors.
- 2.3.2 Detailed descriptions of the four villages in the parish are given in our Design Code. Within this Code, most of the parish is depicted within ten 'Character Areas'. Each Character Area has a set of recommendations to ensure future design and development safeguards the parish's distinct identities and 'feel'. The character area map and recommendations are re-provided in Appendix 5 to this plan.



**Map 4: Four distinct communities in the parish**

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

## 2.4 Buxton – character, landscape and history

- 2.4.1 Buxton is the largest of the villages in the parish, with about 550 houses. It was identified in the Little Domesday book of 1085.
- 2.4.2 Clubs, societies and local community organisations include the Village Hall Trust, Bure Navigation Conservation Trust, Photographic Club, Women’s Institute, Scout Group, Football Club, and Bowls Club. Informal groups include the Jubilee Café and the Bure Valley Bell Ringers.
- 2.4.3 In total there are 13 listed buildings, including Buxton Mill, Buxton War Memorial, St Andrew’s Church and the Railway Bridge over the River Bure. As well as the core village, there is a distinct community in a cluster of houses at The Heath, located to the south off Sandy Lane.
- 2.4.4 Mill Street, one of the oldest streets in the village, runs from the mill towards St Andrew’s Church. Buxton Mill, rebuilt in 1754 and refurbished considerably after a fire in 1991, was used as a restaurant in the late 20<sup>th</sup> century and is now flats. The Village Hall with its playing fields and Buxton Primary School are located either side of the church. A village sign, a mill stone, was erected in 1977. This part of the village is characterised by flint-knapped buildings; a railway station opened in 1879, the primary school established in 1796, but later expanded in 1822, the 13<sup>th</sup> century St Andrew’s Church was renovated in 1858.



*Clockwise from left: Buxton Mill; the view down Mill Street; the mill stone and Buxton Village Hall*

- 2.4.5 Older bungalows with large gardens line the Aylsham Road to the turn off to Crown Road. In Lion Road and Brook Street there are many examples of heritage residential buildings.
- 2.4.6 Eight “Feoffee Cottages” built by the John Picto Trust sit back from Crown Road, behind a pleasing green space which is currently private gardens, allotted to four of the homes. It was designated Local Green Space by Broadland District Council in recognition of the green, open feel it provides in the centre of Buxton.
- 2.4.7 On the corner of Crown Road and Lion Road is the Black Lion pub, together with a former bowling green at the rear.
- 2.4.8 Dudwick House, set in extensive parkland, was built in 1845 and rebuilt in 1935. It was formerly home to the Wright and Sewell family, philanthropic Quakers who established the estate, school and Red House on the edge of the parish. Anna Sewell who is thought to have based some of her book Black Beauty on this house and grounds stayed with her Uncle who owned it.
- 2.4.9 The rest of the houses in Buxton are more modern. Each development has its own character and design style – for example, Mead Close which was built in the late 1960s. Further expansion took place from the late 1960s to the 1980s, notably on land which was formerly Levishaw Manor. This created the residential areas of Levishaw Close, Bulwer Road, Church Close and Manor Close. A further and more modern development, again with its own design style, is Cubitts Meadow, which was constructed in the 1990s.



2.4.10 In the heart of Buxton sit Stracey and Sewell Roads, originally constructed as local authority housing. There are two further sets of former local authority houses constructed in 1929, on the Aylsham Road and Coltishall Road.

2.4.11 The former Red House School sits outside the Buxton with Lamas Neighbourhood Plan area.



*Clockwise from top left: Aylsham Road; Church Close; the thatched cottages in Brook Street*

### **The Heath, Buxton**

2.4.12 The Heath, Buxton, is a small cluster of houses south of the Coltishall Road in Buxton around half a mile outside the main village (not to be confused with Buxton Heath which is a Site of Special Scientific Interest near Hevingham).

2.4.13 It consists of a main group of 11 houses, including a former chapel, on a private road. There are 2 further houses on Sandy Lane, leading down from the Norwich Road. The oldest house on the Heath is Dowry House, originally built around 1700 but much altered.

2.4.14 Nearby is a small area of quite young trees, marking the site of the Buxton workhouse, which was eventually turned into cottages. These were demolished in the 1950s. Gallows Hill is halfway along Sandy Lane.

## 2.5 Lammas – character, landscape and history

- 2.5.1 The identity and development of Lammas has been considerably influenced by the River Bure, its wherry trade and also the surrounding farmland. Lammas was historically a farming community and the village still reflects this as it is surrounded by farmland and water meadows and has a number of farm-related properties within it.
- 2.5.2 There are two community spaces, Lammas Village Hall, which is owned by the Parish Council and run by Trustees, and also St Andrew’s Church. Numerous village events over the decades have also been held on private fields and in gardens. Apart from the Bure Valley Bell Ringers, there are no formal clubs in Lammas.
- 2.5.3 While there are a number of modern-builds through its linear extent, Lammas is strikingly older in character with greater use of flint, a traditional North Norfolk building material. Lammas has ten listed buildings.
- 2.5.4 From Badersfield, Scottow Road starts with a cottage and four former local authority houses. There soon follows a pig rearing unit, Arboretum House, a pair of Dutch gabled cottages and Old Hall Gardens, containing three homes built in the 1990s in the former grounds of Lammas Hall.
- 2.5.5 A lane opposite Little Hautbois Road contains seven properties and is a public footpath. The properties include the Tudor Lammas Manor, Lammas Hall (C17th onwards) with its spacious meadows and woodlands, and Hall Farm. The track leads to Stakebridge, a small cluster of homes, formerly farmhouses, farm cottages and outbuildings, that retains a traditional and preserved character.
- 2.5.6 Lammas contains further notable buildings on The Street, or just off, including The Old Rectory, a further pair of Dutch gabled cottages, The Gables, Bure House with its Napoleonic crinkle crankle wall at the rear, the Village Hall which was once a Maltings, supplied by Wherries plying the River Bure, Lane House and the Old Anchor of Hope.
- 2.5.7 St Andrew’s Church is a small but remarkable asset to the community, adjacent to the River Bure and surrounded by paddocks and grassland which help to create a very tranquil beautiful setting.

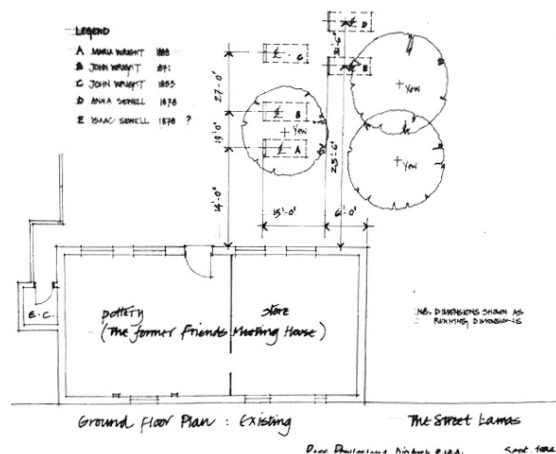


*Left: St Andrew’s Church; right: Lammas Manor*



2.5.8 In The Street is the former Friends (Quaker) Meeting House, which has embedded in a wall the gravestones of the Sewell family (including Anna Sewell).

2.5.9 A former burial ground lies under what is now the garden of the old Friends Meeting House and part of Bure Valley Business Centre. It was established in the 17th century and passed to the Society of Friends. While it remains the resting place for many local people including the Wright/Sewell families, the burial ground was controversially levelled in 1982 and the gravestones were moved on the instruction of a former owner. It remains an important historical feature which should be safeguarded. The diagram on the right indicates the original resting places for five members of the Wright and Sewell families. It is the desire of this Plan that this burial ground should be respected and given special consideration, should any proposal for change come forward.



2.5.10 The Bure Valley Business Centre comprises units chiefly of block construction and has lawful use at the moment for formerly B1 use (light industrial), B2 (General industry) and B8 (storage and distribution). It was the subject of specific discussion within a community engagement exercise in 2022, resulting in the generation of a policy within this Neighbourhood Plan.

2.5.11 At this part of The Street, the water meadows of the River Bure form a vital part of the village. It is an important element of this Plan that no development should be accepted on this land, both to preserve its character as a rural feature and to ensure the water meadows, which are frequently flooded, continue to function as such.



*Left: the water meadows; right: former Friends Meeting House*

### Stakebridge cluster

2.5.12 In the north east corner of the parish at Stakebridge there is a small grouping of former farmhouses, farmworkers' cottages, and sympathetically converted barns, which together now comprise seven dwellings. This cluster is connected to the main village of Lamas by a well-used footpath across the fields.

2.5.13 A mix of native and copper beech hedging, as well as a number of distinctive individual trees and areas of woodland, give the buildings a verdant setting.

2.5.14 The historic red brick barn that was once part of Stakebridge Farm and is now a dwelling, retains architectural features typical of the agricultural buildings in the locality, including dentil brickwork at the eaves, arrow slit windows and original pantiles.

## 2.6 Little Hautbois – character, landscape and history

- 2.6.1 The hamlet of Little Hautbois consists of 8 dwellings, with four listed buildings. There is evidence that it was once a larger settlement - Little Hautbois seems to have developed away from Great Hautbois, around 1.5 miles away, and became separated after the 14th century as land holdings were sold off over the years. There is no public or organisational building in this hamlet for community gatherings.
- 2.6.2 In the 12th Century Little Hautbois had a large church, dedicated to St. Mary, but it seems that by the mid-15th century the village was no longer able to keep the church in repair. The parish of Little Hautbois was formally incorporated into the parish of Lammas in 1489. The remains of field boundaries can be seen along the Hautbois Road and Mayton Road, evidence of mediaeval house plots bordering the road stretching from Hautbois Heath (mostly covered by the runway and other structures of former RAF Coltishall) down to the River Bure which would have been the main transport route at the time.
- 2.6.3 Hautbois Hall, with its two-tone brickwork and characteristic chimneys, was originally a grand farmhouse with a dairy at the back. It has a long drive that accompanies the river, dominating this cluster of small red brick farm houses and barns.
- 2.6.4 The former Adam and Eve pub, Eden Cottage, Bridge Farm and a pair of cottages abut the Bure Valley Railway. The first new dwelling to be built in Little Hautbois for decades was granted planning permission on appeal in 2021.



*Clockwise from top left: Former Adam and Eve pub; view across River Bure to Hautbois Hall; Hautbois Hall; Mayton Bridge*

## 2.7 The Barnby Road area of Badersfield – character, landscape and history

- 2.7.1 Badersfield is the former Royal Air Force station RAF Coltishall, renamed in memory of Squadron Leader Douglas Bader who served for a while there. The Ministry of Defence sold the site after decommissioning in 2006. The whole site has been designated a Conservation Area by North Norfolk District Council and Broadland District Council.
- 2.7.2 A strong community identity has been established around St Edward's Community Church, Badersfield, which as well as its primary faith role, is an important centre for local people to meet and hold events.
- 2.7.3 Most of Badersfield - including Scottow Enterprise Park, the majority of the homes, the shop, church, school and HMP Bure - lies in North Norfolk. The part of Badersfield that lies within the parish of Buxton with Lamas, and is included in this neighbourhood plan, is a triangle of approximately 75 homes to the west of the village. This triangle consists of Barnby Road, Jaguar Drive and Hautbois Road.
- 2.7.4 The homes originally comprised the officers' married quarters, as well as, to the north, a handful of the smaller terraced houses typical of the provision for married servicemen. The former officers' quarters are considered exceptionally well designed and laid out. It is characterised by open landscaped gardens and grounds with mature trees in between well-spaced large grey brick, elegantly styled houses situated in large plots, circa 1930 design and build.
- 2.7.5 The former Officers' Mess built 1939-40 is Grade II listed. It remains an important and imposing building, together with the accommodation block attached to it. These buildings have been used by the owners as a retreat for members of the Jewish community in north London. During the pandemic of 2020/21, under emergency conditions it was rented as temporary accommodation for asylum seekers and homeless people. Beyond the Officers' Mess is HMP Bure, which is not within this parish.
- 2.7.6 The parish part of Badersfield contains well-proportioned properties, set in well-proportioned gardens and streets. Lines of trees and grassed lawns inter-link different sections through green passageways. Some buildings still show a camouflage colour.
- 2.7.7 In 2007 Broadland District Council protected the trees planted within the grounds to preserve the RAF layout that followed the design principles of a garden town. The conservation status gives additional protection against unsympathetic development including demolition of buildings, features and structures, permitted development rights, planning permission to change exterior buildings and notice to cut trees.
- 2.7.8 A Management Board guides key operational activities to maintain the look and feel of the RAF layout.





## 2.8 The parish economy

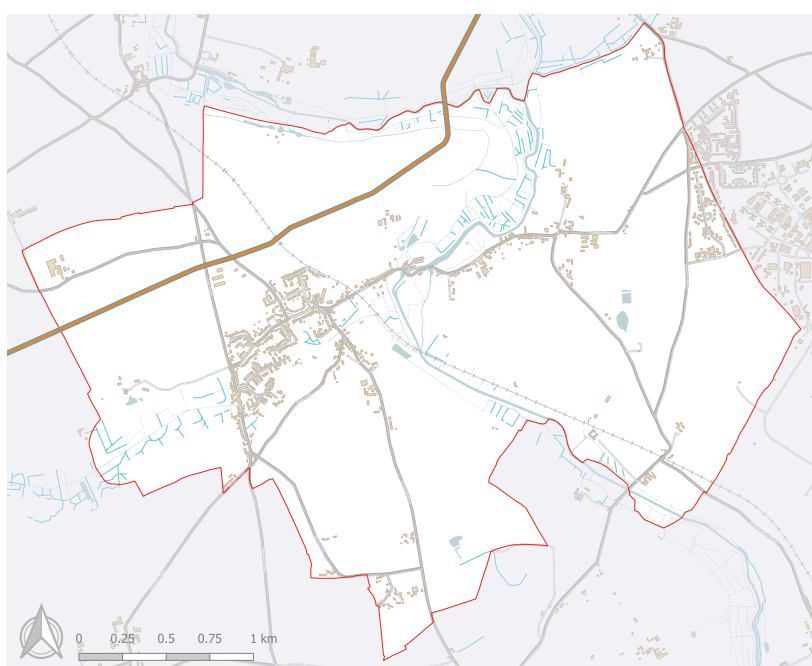
- 2.8.1 The parish accommodates a range of businesses typical of any thriving village, with many small businesses operating on a sole-trader or small limited company basis providing local employment and income.
- 2.8.2 There remains one pub, the Black Lion in Buxton, a fish and chip shop, local shop combined with post office, a hairdresser, care homes, some plant nurseries, bed & breakfast businesses, and several farms.
- 2.8.3 Agriculture remains a key activity, mainly arable - such as Buxton Potatoes and a number of family-owned farming businesses - plus a small number of cattle, sheep and a pig rearing unit. There are also some thriving smallholdings, notably at Bridge Farm in Little Hautbois.
- 2.8.4 The Bure Valley Business Centre in the middle of the village offers 11 units, most of which are occupied. There is a larger business park in Badersfield although this is not within this parish.
- 2.8.5 Other income generating activities include a pottery workshop, holiday and rental properties and a wedding venue with accommodation at Little Hautbois Hall that has also hosted seasonal retail events.
- 2.8.6 A sand quarry and concrete plant exists on the edge of Buxton, serving the building industry and domestic customers for many miles around.

## 2.9 Utilities

- 2.9.1 Connectivity in Buxton (including The Heath) is variable, with some parts benefiting from fibre broadband but others experiencing slower than average broadband speeds. Mobile phone signals can be patchy.
- 2.9.2 The water and sewerage systems are owned and operated by Anglian Water. Little Hautbois, the Stakebridge cluster, one dwelling at The Heath and one or two dwellings in Lammas do not have mains water, instead using individual boreholes.
- 2.9.3 Wastewater is processed by Anglian Water at the Aylsham Wastewater Recycling Centre (WRC) Tuttington that is close to capacity, and Badersfield waste is processed at a smaller treatment works at Lammas. Some properties have either private septic tanks or have a private wastewater treatment system (biodigester).
- 2.9.4 Much of Buxton and Badersfield is on mains gas but other parts of the parish, including Lammas, Little Hautbois, The Heath and the Stakebridge cluster are not. A National Gas pipeline crosses the parish north of Buxton village (see map 5 below).

### Key

-  Buxton with Lamas extent
-  National Gas asset



© Crown copyright  
and database rights 2023  
OS 100030701.  
[Use of this data is subject to  
terms and conditions.](#)

**Map 5: Location of National Gas pipeline**

- 2.9.5 Electricity supplies are generally consistent, although subject to occasional power cuts as the rural power network can sometimes be subject to tree damage etc.
- 2.9.6 Many homes in the parish rely on oil for home heating, delivered by tanker (source: 2011 Census), with a significant proportion relying on electric heating or mixed heating sources. Some properties also have wood or coal fires. Fuel poverty is above average for Broadland (source: DECC).

## 2.10 Education

- 2.10.1 Buxton Primary School serves all four villages, as well as Brampton and other nearby localities. The school includes a nurture cabin to provide space for children who have Social Emotional and Mental Health needs. The school's large outdoor space includes a Forest Schools area with a pond and outdoor classroom, a football pitch sized field with a wild area to the rear, and an area for an amphitheatre, trim trail, willow arches, vegetable garden and tipis, along with tarmac playground space.
- 2.10.2 Secondary school provision is available outside the parish – Buxton Primary is a feeder school for Aylsham High School (approx. 5 miles distant) and there is a school bus both to Aylsham and to Broadland High Ormiston Academy.
- 2.10.3 Buxton Preschool Playgroup, at Buxton Village Hall, caters for children from 2 to 4 years old. It has an experienced and qualified staff of seven practitioners, and is a charity registered organisation, run by a committee of pre-school parents.

## 2.11 Healthcare

- 2.11.1 People in the parish have a choice of GP surgeries at Aylsham, North Walsham and Coltishall. Dental care is also provided in nearby towns and villages. Urgent health care is provided at Cromer Minor Injuries Unit and at the Norwich walk-in centre, secondary hospital care is available in Norwich, community/intermediate in-patient care is provided in North Walsham, Norwich and at a number of commissioned nursing homes nearby, and community health care is provided at home.

## 2.12 Shopping

- 2.12.1 Buxton has a small general store incorporating a post office, a fish and chip shop and a pub. Badersfield has a small general store, incorporating a post office, hairdresser and pet supplies store, as well as a pub. Another pub, The Goat Inn, Skeyton, is a short walk from Stakebridge. A wider range of shops and services are available in the surrounding towns and villages, such as Coltishall, Aylsham and North Walsham.

## 2.13 Security

- 2.13.1 The parish has a low risk of crime, according to Norfolk Constabulary data. The crime rate is 15% lower than the regional rate across the East of England, and 24% lower than the national crime rate. Crimes reported to the police have been concentrated in the Filby Road area of Badersfield, predominantly violence and sexual offences. [Source: <https://crimerate.co.uk/norfolk/buxton-with-lammas?postcode=NR105AF> <https://crimerate.co.uk/norfolk/buxton-with-lammas?postcode=NR105RZ>]

## 2.14 Private transport

- 2.14.1 Speeding and increased traffic volumes are highly significant issues for all four settlements in the parish. A large volume of traffic passes through Buxton and Lammas each morning and evening, commuting to work and dropping children off at schools or nurseries. This can occasionally cause gridlock along Mill Street and around the Buxton Mill bends. Gridlock also occurs on Mayton Road, Little Hautbois, as it is a link road to Badersfield. Hautbois Road, a minor road, is used by private cars and commercial vehicles to access Badersfield from Coltishall. There has been a noticeable increase in traffic since the RAF buildings were sold for residential use and the Scottow Enterprise Park, and farm vehicles have also increased since land usage in the area changed to mainly arable, with the loss of the dairy herd and free-range pigs.

- 2.14.2 Speeding is a particular problem along Aylsham Road, Lion Road, Coltishall Road, The Street in Lammas, and in Scottow Road in Badersfield.
- 2.14.3 A considerable amount of traffic passes through Buxton with Lamas to access the Scottow Enterprise Park, Badersfield, and commercial tractors and trailers pass through to access the anaerobic digester at Scottow.
- 2.14.4 Traffic remediation is not within the remit of a Neighbourhood Plan, however there are policies designed to promote Quiet Lanes and encourage walking and cycling. Buxton with Lamas Parish council is taking active steps to monitor speeding and propose measures to make the village streets safer.

## 2.15 Public transport

- 2.15.1 There are regular bus services from North Walsham to Norwich, plus a Monday and Friday service to Aylsham, all passing through Badersfield, Lammas and Buxton. There is also a Wednesday service to Wroxham and a Friday service to Dereham from Buxton. All services are operated under contract with Norfolk County Council.
- 2.15.2 There are school buses for Aylsham High School and Broadland High Ormiston Academy in Hoveton.
- 2.15.3 Neither The Heath nor Little Hautbois have a bus service.
- 2.15.4 Trains can be caught to Norwich and the north Norfolk coast from North Walsham, Worstead or Wroxham, providing connections to London.
- 2.15.5 The parish has an excellent network of footpaths and proposals are made in this Plan to develop these should the Parish Council or parishioners wish to embark upon such projects.
- 2.15.6 Safe walking or cycling to Aylsham, Coltishall and Wroxham is possible along the Bure Valley Path.

## 2.16 Footpaths

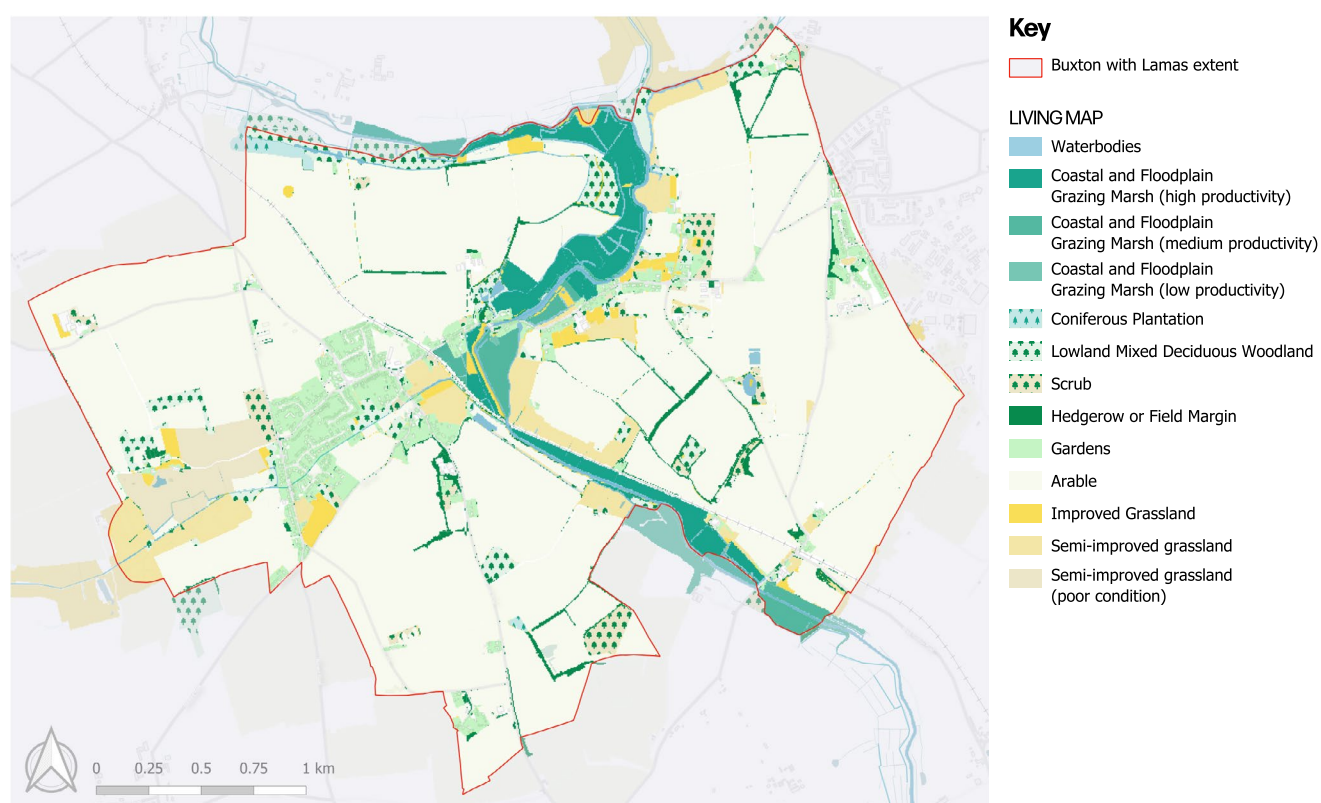
- 2.16.1 A network of rural footpaths gives good access to nature, in much of the parish, although only pavement exists in Badersfield.
- 2.16.2 In Buxton, the footpaths include the Bure Valley Path, a footpath alongside the railway, circular walks via River Bure walk and Little Hautbois as well as passing through key green spaces such as the Dell, and Dudwick estate. An important route for walkers leads from the Bure Valley Railway station to Oxnead, connecting with Brampton.
- 2.16.3 In Lammas there are several public footpaths through the village, running past Lammas Hall to Stakebridge and onwards to The Goat Inn, Skeyton; along the River Bure linking the village with Oxnead and the Bure Valley Path; and across the fields to Little Hautbois.
- 2.16.4 Footpaths in Little Hautbois are well used. A layby on the Hautbois Road next to a set of steps to the Bure Valley Path allows easy access for people from outside the settlement to park and walk their dogs. A parking area next to the River Bure, south of Bridge Farm, gives access to the riverside paths connecting Coltishall and Buxton. There is also a network of older farm tracks, signposted as footpaths, running beside fields between Lammas and Little Hautbois.
- 2.16.5 The private road on The Heath leads to a footpath linked to a network of tracks between Frettenham, Stratton Strawless and Hainford.

## 2.17 Council owned land assets

- 2.17.1 The Bure Valley Path, Bure Valley Railway picnic area and car park, Dell and Bulwer Green are areas of land owned and managed by Broadland District Council.
- 2.17.2 There are three pockets of grass owned by Highways which are important public spaces - at the junction between Buxton Church and Village Hall, adjacent to Buxton Mill upon which the Lammas Village Sign was placed in 1953, and at the junction of The Street/Little Hautbois Road in Lammas.

## 2.18 The natural environment

- 2.18.1 There are no internationally or nationally designated sites of environmental importance in the parish. Priority habitats in the parish, as identified by Natural England, are floodplain grazing marsh, deciduous woodland, semi improved grassland and lowland meadows.
- 2.18.2 Norfolk County Wildlife Sites (CWS) within the NP boundary are Lady's Bower, Lammas (CWS 1161) and Ivy Farm Meadow close to Dudwick Park (CWS 1412). The parish is also close to a third County Wildlife Site, Broomhill Plantation, Brampton (CWS 1415).
- 2.18.3 There are a number of locally valued natural assets in the parish including several woodlands, many water meadows and river banks.
- 2.18.4 The River Bure, passing through Buxton and Lammas, is one of the UK's globally significant chalk bed rivers and is one of the main tributaries to the Broads National Park.
- 2.18.5 In addition to the County Wildlife Sites there are further sites of wildlife value in the parish. In the series of maps commissioned for Norfolk County Council (NCC) to inform the Local Plans of the Local Planning Authorities (LPAs) in the county, many areas of the parish fall into four ecological corridors identified; grassland, woodland, wetland and green infrastructure.



**Map 6: Living Map - habitat classifications from Norfolk Biodiversity Information Service (NBIS)**

*Created by Environment Systems with further work by NBIS. Funding and advisory contributions by JNCC and Defra. Created using satellite and aerial imagery and ancillary datasets from 2011-2012 and 2018-2019. Developed from pilot stage analyses from the project "Making Earth Observation Work for UK Biodiversity – Phase 2", by Environment Systems Ltd, with further work by NBIS.*

*Contains OS data © Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)*

## 2.19 Landscape

- 2.19.1 Buxton with Lamas parish falls within the Landscape Character Areas of the Bure River Valley, the Marham & Hainford Wooded Estate lands, and Coltishall Tributary Farmland as defined by the 2013 Broadland Landscape Character Assessment Supplementary Planning Document. The particular landscape sensitivities that have been identified for these areas are described in more detail in the planning policy chapter under Theme 3: protecting and strengthening parish character.

# 3 Key issues in the plan area

## 3.1 Introduction

3.1.1 The Vision for Buxton with Lamas Neighbourhood Plan, presented in the following chapter, is our response to the issues facing us as a parish. These issues are summarised in this chapter and have been identified by the following processes:

- ▶ analysis of the key messages from residents and local stakeholders during neighbourhood plan-led engagement activities including surveys held in 2018 and in 2022 (see [www.bwlneighbourhoodplan.org](http://www.bwlneighbourhoodplan.org) for survey results);
- ▶ review of the existing planning policy context in which the Buxton with Lamas Neighbourhood Plan sits;
- ▶ review of what available evidence (e.g., flood risk, parish council traffic surveys) is telling us.

## 3.2 Flood risk

3.2.1 A range of reports and studies build a picture of the nature of flood risk across our parish. These include:

- ▶ The Buxton with Lamas Flood Risk Overview report undertaken by Jeremy Benn Associates Ltd (JBA) in January 2024.
- ▶ The Level 1 and Level 2 Strategic Flood Risk Assessment (SFRA) for Greater Norwich, undertaken to inform the Greater Norwich Local Plan
- ▶ The Environment Agency's (EA) Flood Map for Planning
- ▶ The Norfolk Flood Risk Management Strategy 2015.

3.2.2 There are different sources of flood risk in the parish.

### Fluvial flooding (flooding from rivers)

3.2.3 The primary sources of fluvial flood risk are the River Bure and Camping Beck, as well as any associated unnamed tributaries. The River Bure bisects the parish, flowing between the urban centres of Buxton and Lamas, and poses flood risk to properties in both villages. Camping Beck flows west to east through Buxton to its confluence with the River Bure. See Map 7 overleaf for a visual overview of fluvial flood risk in the parish. More detail is available in the full Buxton with Lamas Flood Risk Overview report and accompanying mapping by JBA.


3.2.4 Fluvial flood risk particularly impacts properties in the vicinity of Camping Beck, on Bulwer Road, Levisshaw Close, Drakes Loke and Coltishall Road. In other areas, e.g. Mill Street and The Street, Lammas, flooding has a lower impact as there are a smaller number of properties at risk from flooding from the River Bure itself. This is due to the presence of undeveloped landscapes (river banks, water meadows) which provide a natural storage facility when water levels are high or during long periods of heavy rainfall.


3.2.5 Norfolk County Council's Local Flood Risk Management Strategy 2015 reports that 220 properties (260 people) within Buxton are at risk from the 1% annual probability river flood, the majority of the risk being from Camping Beck and the River Bure.

3.2.6 Camping Beck flows into the River Bure downstream of Buxton Mill and is classified as a Norfolk Rivers Internal Drainage Board (IDB) main drain, and its source is Buxton Heath SSSI. In 2018, the Environment Agency announced it has been working with the Norfolk Rivers IDB, the Broadland Catchment Partnership and the Dudwick Estate on the Buxton Natural Flood Management (NFM) scheme – a joint project to help manage the risk of flooding to properties along the Camping Beck in Buxton. This project is a slow-the-flow nature-based solution, and involves storing flood flows upstream of the village in an area in Dudwick Estate that will enhance the environment through providing habitat, while helping to reduce flood risk downstream.







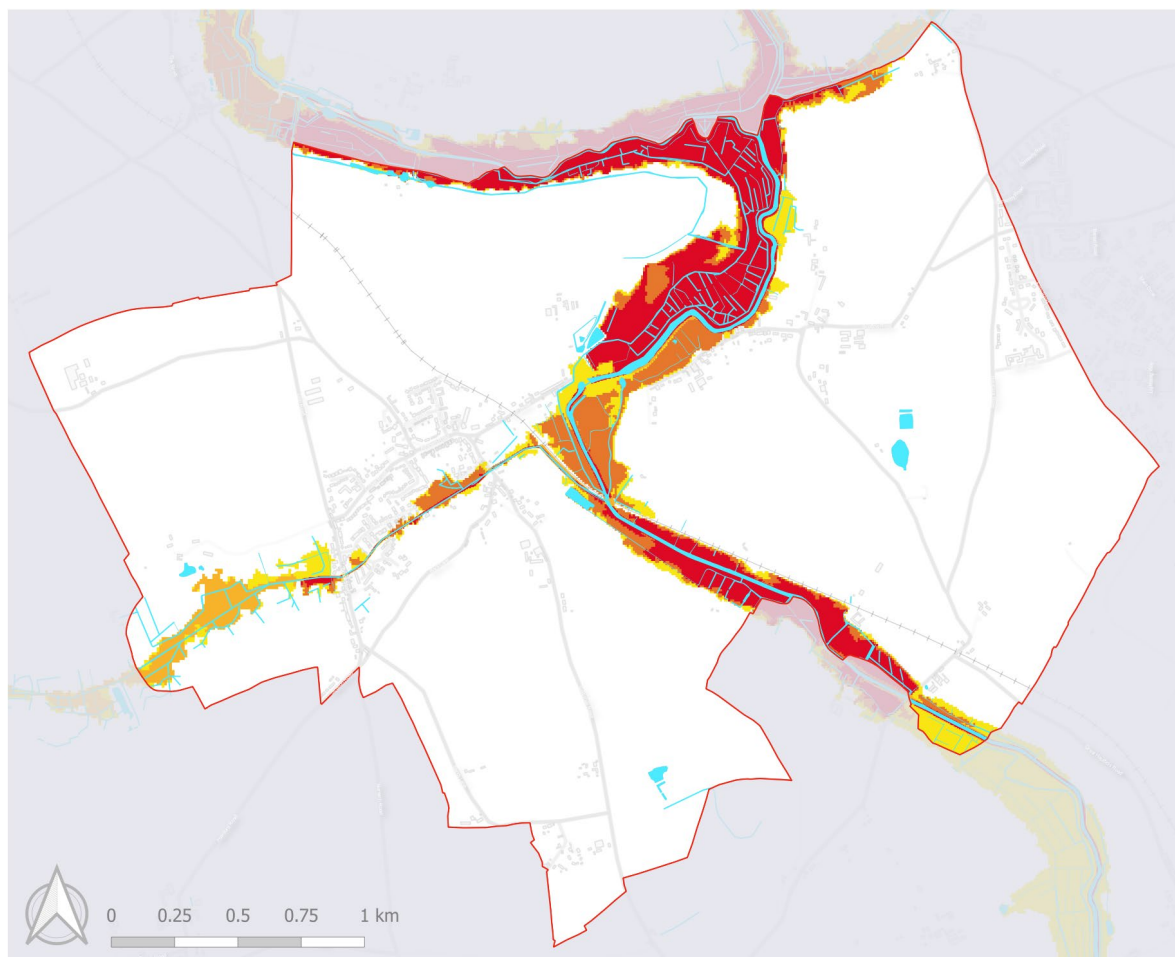
## Key

 Buxton with Lamas extent

 River / beck / watercourse

### FLUVIAL FLOOD ZONE

-  Flood Zone 3b
-  Flood Zone 3a + 20% Climate Change
-  Flood Zone 3a
-  Flood Zone 2



**Map 7: Fluvial flood risk in the parish**

Flood zone mapping © Jeremy Benn Associates Ltd.

Contains Environment Agency information © Environment Agency and/or database rights.

Contains OS data © Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

### 3.2.7 Definition of Flood Risk Zones:

- ▶ **Zone 3b** has a greater than 1 in 30 year chance of flooding (greater than 3.3%) each year. **This is an area of functional floodplain.**
- ▶ **Zone 3a** has between a 1 in 100 year and 1 in 30 year chance of flooding (between 1% and 3.3%) each year. **This area has a high probability of flooding.**
- ▶ **Zone 2** has between a 1 in 1000 year and 1 in 100 year chance of flooding (between 0.1% and 1%) each year.

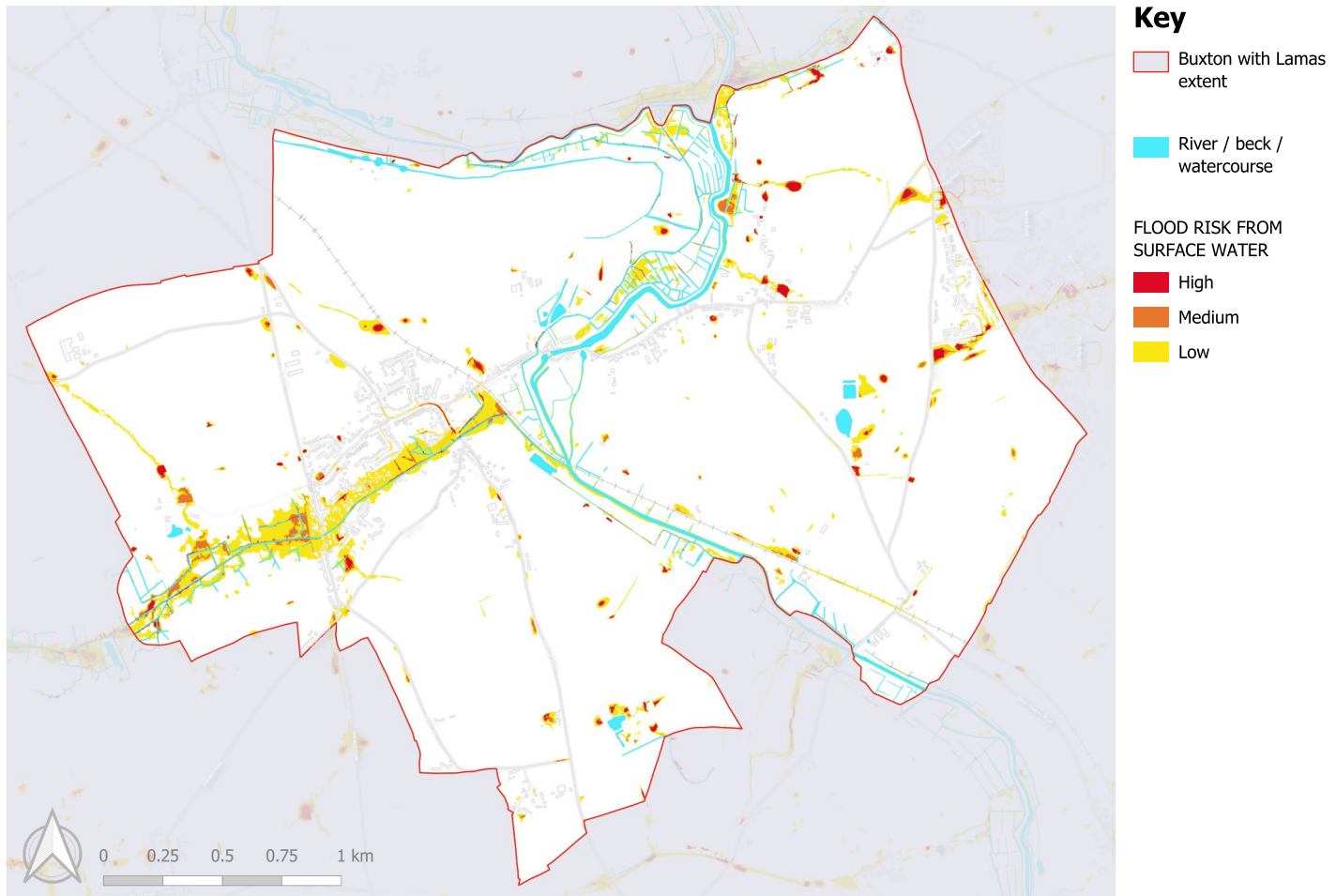
*The above takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.*

### Surface water flooding

3.2.8 Parts of the parish are also at risk of surface water flooding. These areas predominantly follow the low-lying elevations of the River Bure and Camping Beck, as well as highways (parts of Aylsham Road and Brook Street) and the Bure Valley Railway. Surface water flood risk impacts properties in the vicinity of Camping Beck and Mill Street in Buxton and part of The Street, Lammas. Map 8 provides an overview of surface water flooding in the parish. For a more detailed view, the interactive PDF that accompanies the Buxton with Lamas 2024 Flood Risk Overview report should be referred to.

### Sewer water flooding

3.2.9 There are records of 16 historic sewer flooding incidents across the parish (see the Buxton with Lamas 2024 Flood Risk overview report for further detail).



**Map 8: Surface water flood risk in the parish**

Source: Environment Agency Risk of Flooding from Surface Water, available under Open Government licence v3.0 © Crown Copyright 2019 <https://environment.data.gov.uk/DefraDataDownload/?Mode=rofsw>

Contains OS data © Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

### Groundwater flooding

- 3.2.10 Groundwater emergence maps originally prepared by JBA to inform the Greater Norwich SFRA show that the majority of the parish has groundwater levels between 0.025m and 0.5m from the surface. This means there is a risk of groundwater flooding occurring. Areas with groundwater emergence levels within 0.025m are shown along the flow paths of the River Bure, Camping Beck and Stakebridge Beck.

### Reservoirs

- 3.2.11 The parish is not shown as being at risk of reservoir flooding during the ‘Dry Day’ scenario. However, two reservoirs pose a flood risk in the ‘Wet Day’ scenario: Elmerdale Farm Reservoir and Great Water and Saw Mill Pond. Although these are not located within Buxton with Lamas, the “Wet Day” impact would extend up to 132 m into the parish. The Buxton with Lamas 2024 Flood Risk overview report concludes the risk of flooding from reservoirs is relatively low but notes that residual risk (in the event of a reservoir breaching) should be considered in site-specific Flood Risk Assessments.
- 3.2.12 Climate change will have an impact on flood risk. Areas at risk of flooding today are likely to be at increased risk in the future, and the frequency of flooding will also increase in such areas. Areas that are most vulnerable to the impacts of climate change are those central to the parish between Buxton and Lamas, and in Buxton close to Camping Beck.
- 3.2.13 The Neighbourhood Plan has an important role in highlighting parish-level flood risk, protecting landscape features which have an important role in managing flood risk, ensuring flood risk is not increased as a result of any new development and identifying opportunities where development or projects could possibly assist in reducing flood risk in the parish.



## 3.3 New housing

- 3.3.1 Of the people who responded to the 2018 Neighbourhood Plan survey, just over half did not agree there would be a need for new homes in the parish and 60% considered (when asked) that, where new homes are provided, affordable homes should be provided, to be available for first time buyers or for rent.
- 3.3.2 New housing is expected to be built in the parish during the plan period. This has been planned for as part of the current and emerging Local Plan which covers the district.
- 3.3.3 A site has been allocated via the District's Site Allocations Development Plan Document (DPD) for approximately 20 homes on land east of Lion Road, and a site has been allocated for approximately 40 new homes on land east of Aylsham Road (in both the District's Site Allocations DPD and the emerging Greater Norwich Local Plan).

## 3.4 Affordable housing needs

- 3.4.1 Of the people who responded to the 2018 Neighbourhood Plan survey, 60% considered (when asked) that, where new homes are provided, affordable homes should be provided, to be available for first time buyers or for rent. A preference was indicated by some respondents for this to apply to local people, in order to preserve family connections.
- 3.4.2 A local housing charity, the Charity of John Picto, has indicated in response to our engagement work that affordable housing needs in the local area outstrip supply. Broadland District Council maintains a list of households registered on the Council's housing list (the choice-based lettings housing system — see glossary). This also provides evidence<sup>3</sup> of an existing need from local households living in the parish for affordable dwellings.
- 3.4.3 The two sites allocated for development in the Local Plan will be required (by the Local Plan) to include affordable housing units. It is considered important that the two sites allocated for residential development in the parish help to address any existing needs for affordable housing in the parish.

## 3.5 Traffic

- 3.5.1 The results of the 2018 survey provide an indication as to why many residents do not support new housing in the parish. 82% of those who responded considered that the existing infrastructure, including roads, could not cope with more housing development.
- 3.5.2 All the roads in the parish are minor. Generally, residents feel that these rural roads are simply unable to cope with high levels of traffic, with particular concern raised with respect to visitor traffic from and to Aylsham, from and to Scottow Enterprise Park and HMP Bure (located just outside the parish to the east), as well as Bure Valley Business Centre within the parish. This concern is supported by traffic monitoring that one sample day recorded up to 2,000 trips.
- 3.5.3 Traffic volumes and speeding are issues throughout Buxton, especially at Brook Street / Lion Road, and Coltishall / Aylsham Road, as well as along the entirety of The Street in Lammas and along Hautbois Road in Badersfield.
- 3.5.4 The Neighbourhood Plan is primarily about the use and development of land. The planning policies in the Plan will be applied when new planning applications are brought forward in the parish. Speeding and traffic offences are a matter for the police and the Plan is unable to influence traffic generated from development located outside the parish. The Neighbourhood Plan can however have a say about the impact of development proposals in the parish.

---

<sup>3</sup> In January 2022, the Council's Housing List had 3 households currently in Buxton with Lamas in need of affordable housing. The number is assumed by the district to understate the actual need as there are likely to be residents living outside the parish but with a parish connection in need and there will be further households in need of affordable housing to buy.

- 3.5.5 The Mayton Wood sand quarry is located in the south-eastern part of the parish. The sand quarry has expanded its activities and, as part of this, a new entrance has been located along Coltishall Road. Local residents are concerned that this will lead to the use of heavy goods vehicles along Sandy Lane, an otherwise quiet and rural lane.

## 3.6 Parking

- 3.6.1 Parking on green verges is to be discouraged as the verges provide an important visual amenity value to the village, giving it a wide, green and open feel. Particular areas of concern are the verge opposite Birds Place Farm on Back Lane, Buxton, along Stracey Road, the Church Close/Crown Road junction, the corner of Crown Road and Aylsham Road in Buxton and the pocket of grass opposite Buxton Mill upon which the Lammas sign is situated.
- 3.6.2 Parking associated with village activities, although temporary, can cause frustration, damage and congestion. These include around the school at drop off and pick up times, at village recreation area when football matches are being played, at Balay playing fields when the car park is closed, and when the convenience store and fish and chip shop are busy.
- 3.6.3 Parking associated with visitor activities is usually temporary but persistent during particular months of the year. The pocket of grass opposite Buxton Mill with the Lammas 1953 sign has been used by canoeists, dog walkers and by people dropping off swimmers using the Mill Pond, mainly during warmer months.

## 3.7 Infrastructure - primary school

- 3.7.1 The 2018 engagement work revealed concerns about the impact any new development would have on the primary school capacity. 60% of those responding considered local school capacity would need to be increased to address the demand from development.
- 3.7.2 As of December 2022, Buxton School had 205 children on its role compared to a maximum capacity of 210. However it should be noted this 'ceiling' is subject to the need to take on children who, for various reasons, may not be able to be placed elsewhere.
- 3.7.3 There are seven classrooms for their seven classes and the school was considered by the headteacher as "very much full" as space is limited.
- 3.7.4 The school's annual Improvement and Development Plan did not anticipate any imminent growth plans. However any future increase of the school's "Published Admissions Number" by education authorities would mean a change to the current building set-up.

## 3.8 Other infrastructure and local amenities

- 3.8.1 In addition to concerns relating to the primary school and roads, residents also have concerns about the lack of adequate infrastructure to support future development, such as health facilities and parks and play areas.
- 3.8.2 There are currently no public toilet amenities in the parish.
- 3.8.3 In January 2023 Norfolk County Council proposed to close Mayton Wood Recycling Centre. This may affect traffic flows and volumes.

## 3.9 Rural character

- 3.9.1 Residents attach high value to existing parish character, both in built-environment terms and the landscape that surrounds and separates the four settlements of Buxton, Lammas, Hautbois and Badersfield.
- 3.9.2 Engagement has identified a desire to protect key distinguishing characteristics of the parish (what makes the parish it is today).

- 3.9.3 The Neighbourhood Plan has an important role in protecting the rural character and identifying the specific landscape and built-environment features that residents cherish.

## 3.10 Environmental issues

- 3.10.1 Part and parcel of the parish's character is the natural environment. The 2018 engagement revealed high priority is attached to this. When asked, 87% of respondents felt it was important to look after natural spaces such as woodland, meadowland, fields and parks. 69% agreed (when asked) that more such spaces should be created and a number of suggestions were put forward to do this through expanding existing natural areas, through improving footpaths and through protecting existing spaces.
- 3.10.2 Among cherished landscape features in the parish are the water meadows. There is a desire to protect these from damage and enhance them as a natural feature, contributing to protecting and improving water quality.
- 3.10.3 Residents are also concerned about the impacts of climate change on the natural environment, including flooding and heatwaves, biodiversity loss and the effects on crops and other plant life. Rising energy prices are a worry for the majority. There was support for the Neighbourhood Plan to guide any new development, including both new-build and extensions and refurbishments, to be more energy efficient (reducing carbon emissions and being cheaper to run), resistant to overheating, and to be constructed sustainably.
- 3.10.4 The natural environment is also vulnerable to other aspects of harm:
- ▶ The rise in tourism in the area, particularly the increase in outdoor activities which occurred in 2021 and 2020 during the Covid lockdowns, and associated impact on the local environment (litter, dog poo and uncontrolled dogs etc) including increased traffic and parking issues.
  - ▶ Dirty water run-off into waterways from parish roads and other areas of hard standing.
  - ▶ Permissible and intermittent discharge of raw sewage in River Bure from sewer storm overflows<sup>4</sup>.
- 3.10.5 In response to consultation Anglian Water says it recognises that storm overflows are not a suitable solution to deal with the issue of overloading on the sewer network during periods of heavy rainfall. Anglian Water also stated it has pledged to ensure storm overflows and sewage treatment works do not harm rivers.

## 3.11 The rural economy

- 3.11.1 The Bure Valley Business Centre, located in Lammas along the Street, is a contributor to the parish economy. However, its future is uncertain. The buildings are old and in need of repair. Over time, some of the activities in the site have evolved into general industrial uses. Although small scale, these uses were not originally intended for the site and they have created noise nuisance for residential neighbours. To survive as a successful business park, investment may be required. The land uses should be appropriate to its rural location close to rural dwellings and neighbouring heritage buildings.

---

<sup>4</sup> Anglian Water Buxton-Coltishall Rd Tps, Buxton Mill Pumping Station and Coltishall Stw (source: [theriverstrust.org/key-issues/sewage-in-rivers](https://theriverstrust.org/key-issues/sewage-in-rivers))

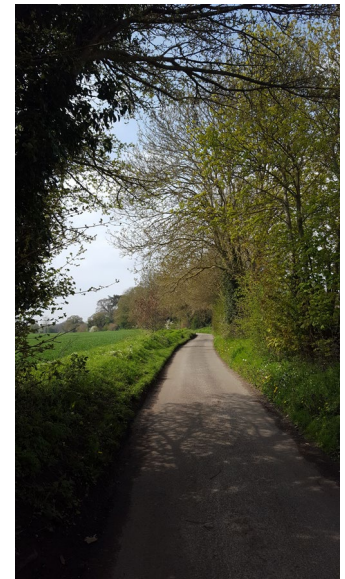
# 4 Vision, themes and objectives

## 4.1 The vision for the Buxton with Lamas Neighbourhood Plan is:

**Our parish will be a vibrant, inclusive community, nestled in a tranquil rural setting.**

**Any growth and development will preserve its peace and quiet, respect its heritage, and strengthen its connections within the community and to the wider area. Staying on a small scale, it will be in keeping with the distinctive character and identity of each of the four villages, and will enhance the future life of the community by providing sustainable, high quality and affordable housing with amenities and facilities to meet the needs of all.**

**The parish's green spaces will thrive, providing a haven for people and wildlife alike.**



## 4.2 The vision is underpinned by a set of objectives which are addressed by planning policies organised under seven themes, as listed on the following pages:

## **Theme 1: Limited and sustainable growth**

Objective 1: The focus of sustainable growth will be Buxton village

*Linked Planning Policies and Community Initiatives:*

Policy BUX 1: A strategy for sustainable growth

---

## **Theme 2: Local housing need**

Objective 2: Encourage affordable housing for local people where it delivers high standards of residential amenity

*Linked Planning Policies and Community Initiatives:*

Policy BUX 2: Feoffee Cottages site

Policy BUX 3: Affordable housing for local people on rural exception sites

---

## **Theme 3: Protecting and strengthening parish character**

Objective 3: All new development will be in keeping with the distinctive character and identify of each of the four villages

*Linked Planning Policies and Community Initiatives:*

Policy BUX 4: Development and design

Policy BUX 5: Protecting residential amenity

Policy BUX 6: Protecting and enhancing landscape character

Policy BUX 7: Protecting residential gardens from inappropriate development

Policy BUX 8: Identified views

Objective 4: Prevent further erosion of the quiet and countryside feel of our communities and preserve these qualities where they remain

*Linked Planning Policies and Community Initiatives:*

Policy BUX 9: Lammas, Little Hautbois and Badersfield Areas of Separation

Policy BUX 10: Recognising and protecting our dark skies

Objective 5: To recognise and value all our heritage assets and conserve or enhance them accordingly

*Linked Planning Policies and Community Initiatives:*

Policy BUX 11: Conserving and enhancing our heritage assets

---

## **Theme 4: Conserving and enhancing our green spaces, water meadows and waterways**

Objective 6: Protect and enhance the natural environment including our water meadow landscape and the quality of the River Bure

Objective 7: Enabling nature-based solutions to enhance flood defences and nutrient neutrality

Objective 8: Reduce adverse impacts of flood events from all sources of flooding (fluvial, surface water) and improve drainage infrastructure in the parish

*Linked Planning Policies and Community Initiatives:*

Policy BUX 12: Protecting sites of existing biodiversity value

Policy BUX 13: Delivering Biodiversity Net Gain (BNG)

Policy BUX 14: Protecting water quality and managing surface water responsibly

Policy BUX 15: Protecting and enhancing our valued water meadow landscape

See also Community Project 3: Sustainable drainage and Community Project 7: Maintenance of the Bure Valley Railway

Objective 9: Protect and enhance our open green spaces

*Linked Planning Policies and Community Initiatives:*

Policy BUX 16: Local Green Spaces



---

## **Theme 5: Development and environmental sustainability**

Objective 10: Development in the parish to meet high environmental sustainability standards, utilising opportunities to minimise our contribution towards global warming and anticipate a changing climate

*Linked Planning Policies and Community Initiatives:*

Policy BUX 17: Delivering sustainable design

---

## **Theme 6: Addressing parish traffic issues**

Objective 11: Protecting and improving routes for non-motorised vehicular travel (such as walking, cycling)

*Linked Planning Policies and Community Initiatives:*

Policy BUX 18: Protecting and enhancing the provision and quality of rural routes for non-motorised users in the parish

Policy BUX 19: Rural lanes

See also Community Project 5: traffic and public transport

Objective 12: Our village streets will be easy to navigate and feel like places for people rather than routes for cars

Objective 13: Address (as far as is within the scope of our NP) existing issues relating to movement (via all modes) of people in, around and through the settlement

*Linked Planning Policies and Community Initiatives:*

Policy BUX 20: Maintaining and creating well-connected neighbourhoods

Policy BUX 21: Managing and mitigating the adverse impacts of increased traffic movements on the parish environment

---

## **Theme 7: Sustainable local economy & community facilities**

Objective 14: Support the local economy and businesses and help them thrive while protecting residential amenity and encouraging them to be more environmentally sustainable

*Linked Planning Policies and Community Initiatives:*

Policy BUX 22: Support for rural businesses

Policy BUX 23: Bure Valley Business Centre

See also Community Project 6: supporting local businesses

Objective 15: Sustain, support and seek improvements in provision of community facilities

*Linked Planning Policies and Community Initiatives:*

Policy BUX 24: Buxton with Lamas community infrastructure priorities

See also Community Project 1: Health and Community Project 2: Community

---

- 4.27 The next chapter, Chapter 5, contains the planning policies which fit under the above themes and objectives.
- 4.28 Chapter 6 contains the community action points. Community action points are not planning policies but they complement the planning policies by seeking the same objectives but outside of the planning system. This is important to the community since the planning policies only come into play when applicable planning applications are submitted to Broadland District Council.
- 4.29 The list above illustrates the links between the plan objectives, planning policies and community action points.

# 5 Planning policies

*This chapter contains the Buxton with Lamas planning policies. They are organised by plan theme and objective, consistent with the illustration in the previous chapter.*

## THEME 1: LIMITED AND SUSTAINABLE GROWTH

### Objective 1: The focus of sustainable growth will be Buxton village

*There is one objective under Theme 1.*

*Achieving Objective 1 means continuing with the approach already taken in the Local Plan. There is one planning policy proposed under this objective and theme. The policy is consistent with existing planning policies at the strategic level (i.e. plans adopted by Broadland).*

## POLICY BUX 1: A STRATEGY FOR SUSTAINABLE GROWTH

### Context and rationale

- 5.1.1 The existing planning policies applicable to Buxton with Lamas parish restrict development outside the Buxton settlement boundary and supports, in principle, development proposals within it. The Greater Norwich Local Plan (GNLP), which replaced the Site Allocations Development Plan Document (SA DPD) and the Joint Core Strategy in March 2024, continues the approach of focusing development in Buxton village (inside the settlement boundary) and restricting development that is proposed outside it.
- 5.1.2 Notwithstanding this, there are two sites adjacent to the settlement boundary that are proposed for residential development. The GNLP allocates 0.7 hectares of land east of Lion Road for residential development to deliver approximately 20 homes, brought forward from the SA DPD. In addition, it allocates a further site for development on land east of Aylsham Road for approximately 40 dwellings. These sites are shown on Map 2 in this document.
- 5.1.3 The settlement boundary (shown below in Map 9) is defined in the GNLP.
- 5.1.4 The GNLP includes Policies 7.4 and 7.5 which have particular relevance to Buxton with Lamas parish<sup>5</sup>.
- **Policy 7.4 Village Clusters.** This policy in the GNLP supports housing development on allocated sites in village clusters. It also allows infill development within settlement boundaries and development that is affordable housing-led. Sites for affordable housing-led development should be adjacent or well related to settlement boundaries with good access to services, including safe routes to schools, subject to other policies of the local plan. The villages of Buxton with Lamas and Brampton comprise one cluster which is identified for the delivery of 66 dwellings over the plan period, including 6 already consented/completed and 60 unconsented.
  - Policy 7.4 is supported further by **Part 2 - The Sites Plan, including section 7. Broadland Villages.** This contains two site allocations in the Buxton with Lamas and Brampton village cluster, both of which fall within the Buxton with Lamas parish, and which identify the sites for the 60 unconsented dwellings

<sup>5</sup> The GNLP can be read online at: <https://www.gnlp.org.uk/local-plan-examination-local-plan-examination-document-library/j-inspectors-report-and-adoption>



enumerated in 7.4. The existing allocation for 20 homes on land east of Lion Road is carried forward as Policy B.BX.2, and Policy B.BX.1 allocates a new site on land east of Aylsham Road for the development of 40 new homes.

- **Policy 7.5 Self build and custom build windfall housing development outside defined settlement boundaries.** This policy allows for small scale residential development of up to 3 dwellings for self-build and custom build homes for people who meet the eligibility criteria for Part 1 of the district's self-build register and will be permitted:

- On sites that are adjacent to settlements within a defined settlement boundary and
- On sites within or adjacent to other settlements without a defined settlement boundary

The policy is clear that its operation will not be considered to extend the defined settlement boundary (to avoid incremental sprawl).

5.1.5 Other specific policies which are applicable to **Policy BUX 1** are provided in the Development Management DPD (DM DPD)<sup>6</sup>:

- **Policy GC2** in the Development Management DPD (DM DPD) supports development within settlement limits<sup>7</sup> and permits development outside settlement limits where there is no significant adverse impact and where it accords with a specific allocation and/or policy in the development plan
- The DM DPD restricts development that is allowed (in principle) outside the existing Buxton settlement limits to:
  - Conversion of buildings for employment and tourist accommodation outside settlement limits and conversion of buildings to residential subject to criteria (DM DPD **Policy GC3 – Conversion of buildings outside settlement limits**).
  - New dwellings outside settlement limits where the dwelling is associated with a rural enterprise (DM DPD **Policy H1 – Dwellings connected with rural enterprises**).
  - Replacement dwellings (DM DPD **Policy H3 – Replacement dwellings outside settlement limits**).

5.1.6 Focusing new residential development within Buxton Village and avoiding new homes in locations that are not close to shops and services is an important part of facilitating low carbon living (through reducing the number of trips people need to make using motorised forms of transport). Locating homes within walking distances to shops and services also helps to make those shops and services viable.

5.1.7 In its 2015 publication “Planning for Walking”, the Chartered Institution for Highways and Transportation states that “most people will only walk if their destination is less than a mile away” and that “land use patterns most conducive to walking are thus mixed in use and resemble patchworks of ‘walkable neighbourhoods’, with a typical catchment of around 800m or 10 minutes walk...”

5.1.8 As set out in **Policy BUX 1**, this plan does not support the concentration of new homes in locations that are not within walking distances to village shops and services.

---

6 The Broadland Development Management DPD can be read online at: <https://www.southnorfolkandbroadland.gov.uk/planning/future-development/current-local-plan/adopted-broadland-local-plan/broadland-development-management-dpd>

7 The Broadland documents refer to settlement ‘limits’, rather than ‘boundaries’.

## Policy intent:

- 5.1.9 The intent of this policy is to provide a clear spatial strategy specific to Buxton with Lamas parish.
- 5.1.10 The policy refers to the statutory development plan. This may change during the lifetime of this neighbourhood plan. Currently it comprises the Greater Norwich Local Plan (GNLP) and the DM DPD. Once this neighbourhood plan is adopted this will also be part of the statutory development.

*Map 9: Buxton village settlement boundary*



© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

## Policy BUX 1: A strategy for sustainable growth

1. Development proposals will be supported inside Buxton village's settlement boundary (see Map 9), provided they accord with policies in the statutory development plan<sup>8</sup> and are sensitive to Buxton's defining characteristic as a village with a large network of connected gardens (see **Policy BUX 5**).
2. Outside the settlement boundary, the following non-residential uses will be supported where the development proposal respects the character of the parish, the countryside and is consistent with other provisions in the development plan:
  - a) Development for agriculture and horticulture uses
  - b) Small scale outdoor recreation, local community uses (Class F2 of the Use Classes Order) educational and cultural uses (Class F1 of the Use Classes Order) (or the relevant Use Classes in any update of the Order) where:
    - ▶ the scale is appropriate for supporting the parish community, and
    - ▶ a clear justification for its rural location is in place.
  - c) Small scale rural employment uses and small scale sustainable rural tourism uses, where:
    - ▶ the scale is appropriate for supporting the parish's rural economy, and
    - ▶ a clear justification for its rural location is in place.
3. Outside the settlement boundary, residential development will be supported as follows:
  - a) Sites allocated for development as part of the development plan.
  - b) Small scale rural exception housing on the edge of Buxton village that complies with **Policy BUX 3** of this plan.
  - c) The following exceptional circumstances:
    - ▶ Essential dwellings connected with a rural enterprise (see current provision in **Policy H1** in Broadland's Development Management (DM) Development Plan Document (DPD))
    - ▶ Replacement dwellings in the countryside (see current provisions in **Policy H3** DM DPD)
    - ▶ Conversion of buildings to residential (see current provisions in **Policy GC3** DM DPD)
    - ▶ Extensions to dwellings that comply with other provisions in the Development Plan including **Policy Bux 4: Development and Design**.
  - d) Small-scale residential development where this is necessary to bring forward development under **Policy BUX 23**.
4. In addition, renewable, decentralised and community energy generating proposals will be supported outside the settlement boundary subject to proposals protecting or enhancing landscape character in line with **Policy BUX 6**. Such schemes must be supported by evidence (e.g., a community engagement statement) of meaningful community engagement having taken place at the pre-application stage or earlier.
5. Development proposals that result in concentrations of new homes in locations that are not within walking distances to village shops and services will not be supported.

## THEME 2: LOCAL HOUSING NEED

### Objective 2: to encourage affordable housing for local people where it delivers high standards of residential amenity

*There is one objective under Theme 2. Achieving Objective 2 means seeking opportunities to build affordable housing in the right places where that housing is suitably designed and will address parish level needs.*

#### POLICY BUX 2: FEOFFEE COTTAGES SITE

##### Context and rationale:

- 5.2.1 As at the 2021 Census, there were 701 households recorded in the parish (a slight increase over 694 households recorded in the 2011 Census). Nearly 76% of households owned their homes (compared to just over 72 % recorded in the 2011 Census) and just over 22% rent their homes, comprising 13% who privately rent (same level as at the 2011 Census), just under 10 % show socially rent (same level as at the 2011 census) and just over 2% who are part-rented/part owned (shared ownership). Nearly 12% of all households live in affordable housing (see glossary for definition).
- 5.2.2 As explained in Chapter 4 (the Key Issues), the Housing Waiting List maintained by Broadland District Council, together with feedback provided by The Charity of John Picto, give strong indication that there is un-met affordable housing needs in the parish.
- 5.2.3 The sites currently allocated for housing in Buxton will also deliver affordable housing as part of section 106 requirements. However, only a third of these units are expected to be prioritised for households with a parish connection.
- 5.2.4 The Feoffee Cottages are in Buxton village centre, off Crown Road and within the settlement limit. The site provides eight affordable homes for households with a local connection. The Picto Trust has long considered the possibility of expansion on this site. There are no such plans at the moment, but this NP speaks to facilitate good development in the interest of the community, should it ever be taken forwards.
- 5.2.5 Feoffee Cottages is set back from the road and has a large area of amenity land in front of it. The amenity land is for private use only, as garden space for the cottage residents, and it is owned by the Picto Trust. However, it also provides some visual amenity as green space in the heart of the village and opposite the Church Close residential area. The Development Management DPD identifies the green space (alongside four other spaces in the parish) as an area of land to “consider, protect and enhance”.
- 5.2.6 The existing buildings have been identified as a non-designated heritage asset. Any proposals affecting these buildings should therefore comply with **Policy BUX 11**.
- 5.2.7 Other policies in this plan would apply to any development proposals coming forward on the site. This includes:
- ▶ **Policy BUX 5: Protecting residential amenity**
  - ▶ **Policy BUX 4: Development and design**
  - ▶ **Policy BUX 17: Delivering sustainable design**

##### Policy intent:

- 5.2.8 Through the NP, we wish to acknowledge the importance of this site for providing affordable homes for local people and to acknowledge the suitability and potential of this site to provide additional affordable homes for households with a connection to the parish, provided by Picto or its partners.

- 5.2.9 If a scheme is brought forward that complies with Policy BUX 2, the status of the green amenity space which is currently identified under Policy ENV 2 in the Development Management DPD would be removed.



**Map 10: Feoffee Cottages location and site**

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

## Policy BUX 2 – Feoffee Cottages site

1. The land shown on Map 10 is safeguarded as a site providing affordable housing for households with a connection to the parish. In the event that a redevelopment scheme comes forward during the plan period, the following will be sought:
  - a) The delivery of a net increase in the number of affordable homes available for households with a parish connection.
  - b) The overall number, size, mix and tenure of affordable homes to be confined to, and appropriate, to meeting identified housing needs in the parish.
  - c) The affordable homes to be secured in perpetuity for occupation by those in housing need and with a connection to the parish.
  - d) A scheme which is supported by the community, demonstrated through the submission of a community engagement statement detailing pre-application engagement activity, which must involve the occupants of the existing buildings, and community input.
  - e) A design-led approach, complying with Policy BUX 4, and which contributes positively to the village centre street-scene and retains a spacious, attractive, green and open area on the Crown Road frontage.
2. Development proposals which lead to a loss of affordable homes for local people will not be supported.

---

## POLICY BUX 3: AFFORDABLE HOUSING FOR LOCAL PEOPLE ON RURAL EXCEPTION SITES

### Context and rationale:

- 5.3.1 Rural exception sites are small-scale affordable housing sites built for local people in housing need. They are in locations where proposals for housing would not normally be permitted (for example adjacent or close to the built area of the village but not inside the defined settlement boundary). In the past in Broadland, Rural Exceptions Sites have comprised very small schemes (1 – 4 units), small schemes (e.g. 8 – 10 units) and larger schemes of 11 to 15 units. The size of a scheme should be determined by site context, identified need as well as the size of the settlement itself. In Buxton, a scheme between 1 and 9 units would be considered appropriate. It is acknowledged that flexibility around site size may be appropriate, on viability grounds, if it enabled a registered provider to deliver a scheme that addressed Buxton needs.
- 5.3.2 A rural exception site would be appropriate in the parish if identified affordable housing needs in the parish were not being met through other mechanisms. These mechanisms are via sites allocated through the Local Plan and through housing provided on the Feoffee Cottages site. With regard to the former, Broadland District Council will require a proportion of market residential schemes (such as those planned for on land east of Lion Road and on land east of Aylsham Road), to deliver affordable housing as part of section 106 requirements and is expected to require a third of those affordable units to be prioritised for households with a parish connection.
- 5.3.3 Proposals for rural exceptions housing must be accompanied by evidence that there is an outstanding parish-specific need for affordable housing that cannot be met through other mechanisms. Often this would be through a Housing Needs Survey (see glossary).

### Policy intent:

- 5.3.4 To provide a mechanism for meeting parish specific affordable housing needs in the event of need not being met through existing sites or sites in the development pipeline.
- 5.3.5 For the purpose of this policy a strong local connection to the parish is defined as:
- ▶ Residents of Buxton with Lamas who have lived in the Parish for a total of at least three of the last ten years.
  - ▶ Former residents of Buxton with Lamas who have had their main home in the Parish for three of the last ten years.
  - ▶ Households who need to move to the parish of Buxton with Lamas to give/receive support from family/relatives who themselves have lived in the parish for at least three of the last ten years.
  - ▶ Residents of the adjacent parishes of Brampton, Marsham, Hevingham, Stratton Strawless, Hainford, Frettenham, Horstead with Stanninghall and Coltishall who have lived in these parishes for the last three years.
  - ▶ People working in the parish of Buxton with Lamas who have done so for a year or more.
  - ▶ Current residents in the parish of Buxton with Lamas who have lived in the parish for a year or more.



### **Policy BUX 3: Affordable housing for local people on rural exception sites**

- 1.** Proposals for the development of small-scale (see supporting text) affordable housing schemes on rural exception sites adjoining Buxton's settlement boundary, will be supported where there is a proven local need and provided that the housing:
  - a)** remains affordable in perpetuity;
  - b)** is offered on a preferential basis to people with a strong local connection to the parish, as defined in the supporting text to this policy;
  - c)** contributes positively to the existing character of Buxton in terms of design, layout, materials, landscaping and biodiversity; and
  - d)** is provided with safe and secure pedestrian links to the village centre.
- 2.** To be acceptable, proposals should be accompanied by evidence demonstrating affordable housing needs in the parish and demonstrating the proposed affordable housing (housing mix and tenure) is suitable for meeting this need.

## **THEME 3: PROTECTING AND STRENGTHENING PARISH CHARACTER**

### **Objective 3: All new development will be in keeping with the distinctive character and identity of each of the four villages**

*There are three objectives which sit under Theme 3 and there are five planning policies sitting under this objective.*

### **POLICY BUX 4: DEVELOPMENT AND DESIGN**

#### **Context and rationale:**

- 5.4.1** Buxton, Lammas, Little Hautbois and Badersfield each have their own architectural heritage and character. Modern, vibrant design has an equal place in the built landscape as existing or historic design.

#### **Badersfield Conservation Area Character Appraisal**

- 5.4.2** The Badersfield Conservation Area, designated in 2009, lies in both Broadland District and North Norfolk District. The part which is located in Broadland District, lies in the parishes of Buxton with Lamas and Coltishall. In 2010, the two district councils adopted the Badersfield Conservation Area Character Appraisal. The appraisal provides an analysis of the area, followed by a set of management proposals including recommendations for new development, the protection of buildings and structures and landscaping. The appendices include maps identifying the location of key views, heritage features and the delineation of the three different character areas within the conservation area. The part of the Conservation Area which falls within the parish falls primarily in Character Area 1: Married Quarter, although the Officers' Mess building, together with associated landscaping falls in Character Area 2: Base Admin and Accommodation Area. In addition, in the southern part of the parish, there is a strip of land accessed from a track to the right of Little Hautbois which also falls into the Conservation Area and this falls in Character Area 3: the Airfield.

## **Buxton with Lamas Design Codes and Character Assessment**

5.4.3 The Neighbourhood Plan is informed by the Buxton with Lamas Design Guidance and Codes, prepared by AECOM in 2022 for the parish. AECOM were commissioned to do the work for the Parish Council through the government's neighbourhood planning programme.

5.4.4 The document:

- a) Provides an outline of the broad physical, historic and contextual characteristics of the parish in its entirety.
- b) Divides the parish into ten different character areas which are then described in terms of land use, development pattern, building line/plot arrangement, boundary treatment, heights and roofline, public realm and materials.
- c) Defines design codes under four broad categories of:
  - ▶ Settlement layout
  - ▶ Streets and parking
  - ▶ Built form and
  - ▶ Environmental and energy efficiency
- d) Explains how the design codes should be applied to the ten different character areas. Appendix 5 to this NP includes a map of the ten different character areas alongside the codes applicable to them.
- e) Includes additional checklists divided into the following categories:
  - ▶ General design guidelines for new development
  - ▶ Street grid and layout
  - ▶ Local Green Spaces, views and character
  - ▶ Gateway and access features
  - ▶ Buildings layout and grouping
  - ▶ Building line and boundary treatment
  - ▶ Building heights and rooflines
  - ▶ Household extensions
  - ▶ Building materials and surface treatment
  - ▶ Car parking

### **Policy intent:**

- 5.4.5 To ensure development that does come forward is sensitively designed and responds positively to existing character in the built environment.
- 5.4.6 In addition to requiring proposals to be informed by the Design Guidance and Codes, Policy BUX 4 also identifies specific design principles to be followed. These have been informed by the work of the Design Guidance and Codes.
- 5.4.7 Design principles relating to the environmental sustainability of buildings should also be followed in line with **Policy BUX 17: Delivering sustainable design**.

## Policy BUX 4: Development and design

1. A design-led approach should be taken for all proposals. In doing so, applicants should be guided by the Buxton with Lamas Design Guidance and Codes, including the Design Codes specific to the character area in which the proposal is located (see Appendix 5), and accord with the design principles set out in this policy. For the sites allocated via the Local Plan that are currently in character area CA10 – Countryside, proposals should be informed by the characteristics in the adjacent settlement area.
2. Descriptions as to how a development complies with this policy should be provided in the Design and Access Statement or Planning Statement, as applicable.

### Design Principles

#### Pattern of development & building layout:

- a) While making efficient use of land, proposals should respond appropriately to the density and scale of development found in the vicinity of the development site and be in keeping with the predominant development pattern (e.g. nucleated in Buxton).
- b) Proposals should respect the prevailing character in the pattern of buildings found in the vicinity of the development site (e.g. informal arrangement of building, variety or uniformity of buildings types).

#### Built form:

- c) Almost all houses in the parish have gardens that are significant in size in comparison to the size of the building. New dwellings should conform to the front and back garden dimensions typical of the character area in which a proposal is located. Wherever practicable, north-facing back gardens should be of a length to ensure sunlight is maximised.
- d) Development proposals should follow any consistent building line and set back distances, and new buildings should front onto the street.
- e) The height of buildings should accord with the settlement character of one and two storey dwellings and must not overwhelm the existing massing and scale of neighbouring buildings.
- f) New roof types and pitch should reflect existing characteristics and the scale of the roof should be in proportion to the dimensions of the building.
- g) Choice of building materials should be informed by the existing materials in the vicinity of the development site, unless those materials are not considered sympathetic to local character and distinctiveness. Depending on the predominant materials found within the character area (see Appendix 5) in which a proposal is located, suitable materials could be as set out below:
  - ▶ Wall materials: red brick, flint, gault brick, white render, painted brick and timber cladding.
  - ▶ Roof materials: clay pantiles, red pantiles
  - ▶ Boundary treatments: low red brick and flint walls, shrubs, low fencing (e.g., wooden fencing, traditional or well-designed contemporary iron railings or fencing (including estate railings), traditional farm fence design) and hedgerows.
- h) Window design should maintain a visually acceptable proportion of glass to wall when viewed from the street and should maintain the character and balance of the building. Where possible, when windows are replaced, the replacements should be in keeping with the positive features of the originals in terms of design, scale and detail.
- i) Notwithstanding the requirement to remain sympathetic to local character and history, appropriate innovation and change in design proposals is supported.

#### Agricultural buildings:

- j) Conversions of existing agricultural buildings should accord with the guidelines provided specifically for agricultural buildings in the Design Guidance and Codes document.
- k) New agricultural buildings will be supported where they respect the rural character of the countryside, do not adversely impact the views identified in [Policy BUX 8](#), and where they recognise, maintain and where possible enhance landscape character as per [Policy BUX 6](#). Landscaped buffers (comprising native planting of hedges, trees and copses) may be required to ensure a scheme successfully assimilates into its countryside surroundings.

#### Contemporary styles:

- l) Contemporary designs will be supported where the details and materials are of an exceptional quality, promote high levels of sustainability and relate sympathetically (in terms of both scale and design) to the site and its surroundings.

---

## POLICY BUX 5: PROTECTING RESIDENTIAL AMENITY

### Context and rationale:

- 5.5.1 To achieve good quality design and protect amenity, a development must provide high quality living conditions for future occupiers and protect residential amenity of residents living in neighbouring properties.

### Policy intent:

- 5.5.2 To ensure residential amenity is fully considered in the development management process.

### **BUX 5: Protecting residential amenity**

- 1.** As appropriate to their scale, nature and location, development proposals should ensure an acceptable standard of amenity for residential properties in the immediate locality. This means:
  - a)** avoiding overlooking and loss of private residential amenity space, loss of daylight, overshadowing and overbearing impact; and
  - b)** ensuring existing occupants of neighbouring properties and future occupiers of the proposal are not exposed to:
    - unacceptable level of pollution that may arise from the development (this can include noise, smoke, fumes, dust and lighting during construction and occupations); or
    - unacceptable levels of general disturbance arising from the development through activities such as traffic movements into and out of and within the site during construction and occupation.
- 2.** Development proposals which would have an unacceptable impact on existing neighbouring occupants, the amenity of the area, or a poor level of amenity for future occupiers of the development will not be supported.



---

## POLICY BUX 6: PROTECTING AND ENHANCING LANDSCAPE CHARACTER

### Context and rationale:

- 5.6.1 There are three different landscape characters in the parish. These are described further below (see paragraph 5.6.8) and in more detail in Appendix 3.
- 5.6.2 The settlements themselves have their own landscape character.

#### **Buxton and The Heath**

- 5.6.3 Buxton Village has a green feel, even in areas which have a strong sense of enclosure through development. This green feel is derived from the green infrastructure which is provided through key landscape features such as Camping Beck corridor, the River Bure, the Bure Valley Railway and the water meadows. In addition, there is a tapestry of residential gardens which interconnect with one another, and the residential streets and village roads tend to have a treed backdrop.

#### **Lammas**

- 5.6.4 Due to the predominant linear development pattern found in Lammas, the built environment has an open feel with a strong connection with landscape features in the surrounding countryside such as the water meadows and river corridors.

#### **Little Hautbois**

- 5.6.5 Little Hautbois is a quintessentially rural hamlet, which was historically part of a larger medieval village settlement. It comprises a small number of residential properties set within open countryside, chiefly arable fields and pasture, with the River Bure on its south western boundary. The Bure Valley Railway and path cut underneath the road junction at Little Hautbois.

#### **Badersfield**

- 5.6.6 The portion of Badersfield which is within the Parish is a conservation area, bounded by Barnby Road, Lamas Road, Hautbois Road and Jaguar Drive. It consists of houses of standard design for RAF officers and has a green and spacious feel, with many mature trees and grass edges. There are views of open fields from the rear of many of the houses, towards Lammas and Badersfield.

#### **Buxton with Lamas Design Guidance and Codes**

- 5.6.7 The Design Guidance and Codes makes the following observations applicable to landscape character in the parish:
- a) The abundance of trees is one of the parish's greatest assets
  - b) Water meadows are a distinctive and ecologically diverse feature in the parish
  - c) The use of hedges, hedgerows, trees and walls contribute to the strong character of the area and enclosure
- 5.6.8 According to the Broadland Landscape Character Assessment (LCA) 2013 (see glossary), Buxton with Lamas falls within three landscape character types and three landscape character areas as follows:

#### **LCA Wooded Estate Lands:**

- E2 – Marsham and Hainford Wooded Estate Lands (land west of Bure River Valley)

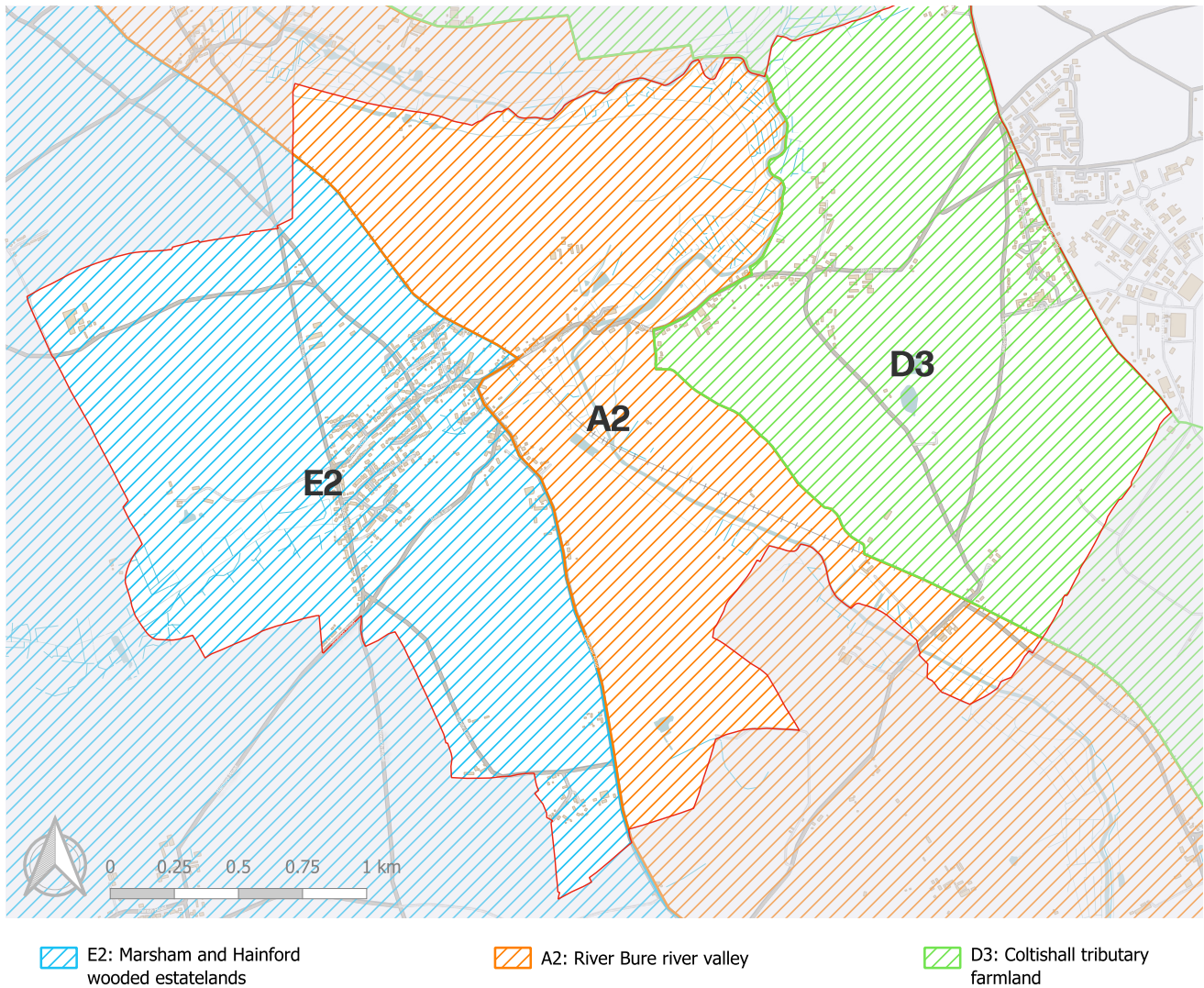
#### **LCA River Valley:**

- A2 Bure River Valley (follows the Bure River Valley)

#### **LCA Tributary Farmland:**

- D3 – Coltishall Tributary Farmland

(see Map 11 overleaf)



**Map 11: Landscape Character Areas (LCAs)**

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

- 5.6.9 The Broadland LCA describes each of the landscape character areas and identifies key sensitivities. Descriptions are provided in Appendix 3, alongside some of the sensitivities, where these are considered especially applicable to the parish. The landscape guidelines for the character areas are also provided in this appendix. For full details, please refer to the document.
- 5.6.10 Where new development is proposed on the edge of Buxton village, (as with the proposed allocations in the Local Plan), a new edge to the village will be created. To protect village setting, it is particularly important that these schemes incorporate generous landscape buffers so that the scheme is comfortably assimilated into its surroundings and does not create unwelcome and harsh new edges (hence criteria 4 in the policy).

### Policy intent:

- 5.6.11 To protect the special qualities of our landscape character and take opportunities to improve it.

## Policy BUX 6: Protecting and enhancing landscape character

- 1.** Development proposals will be supported where they recognise, maintain and where possible enhance landscape character in Buxton with Lamas parish. This means:
  - a)** taking into account landscape sensitivities (as described in the Broadland Landscape Character Assessment and summarised in Appendix 3) in the vicinity of the development proposal; and
  - b)** following the landscape planning guidelines that correspond to the landscape character area in which a proposal is located, as far as is applicable to the development proposal.
- 2.** Within a development site, proposals will be expected to retain or enhance existing features of landscape value including trees, hedgerows and water features. Where potential adverse impacts on key features of landscape value are identified, landscape mitigation measures will be required in order to ensure the scheme successfully assimilates into its surroundings.
- 3.** Development proposals within Buxton's settlement boundary should maintain and, where practicable, enhance the open and green character of the village.
- 4.** Proposals coming forward on Buxton's settlement edge will be expected to follow a landscape and urban design strategy which is consistent with the local landscape character and incorporates substantial landscape buffering so as to avoid harsh settlement edges and maintain rural tranquillity. Where a new development extends the village on a significant approach road, it should recognise its role as a new village gateway, and create a sensitive transition from open countryside to village streets.
- 5.** Where otherwise acceptable, development proposals in Lammas, Little Hautbois and Badersfield should respond positively to existing settlement patterns and the character of the settlement concerned. Development proposals which encroach into the open countryside will not be supported unless landscape appropriate mitigation measures are incorporated that would ensure that the scheme will be successfully assimilated into its countryside surroundings.

---

## POLICY BUX 7: PROTECTING RESIDENTIAL GARDENS FROM INAPPROPRIATE DEVELOPMENT

- 5.7.1 Across all our settlements, residential gardens are an important feature, valued for their positive contribution to the street scene but also for their contribution in providing an important habitat to local fauna and flora.
- 5.7.2 Gardens are an important characteristic in the parish and development of garden land is generally not supported for this reason. Policy intent:
- 5.7.3 To protect residential gardens in the plan area from inappropriate development.

### Policy BUX 7: Protecting residential gardens from inappropriate development

Development proposals on sites that form part of a garden or group of gardens, or that subdivide an existing residential plot will only be supported where:

- a) garden space and space around existing dwellings is retained, resulting in a density that responds appropriately to site context, including the density and scale of development within the vicinity of the development;
- b) key landscape features (hedgerows, trees, amenity land) are retained, where these are worthy of retention due to their contribution to the character of the area, their importance to biodiversity or to the adequate management of surface water in the area;
- c) the proposal protects residential amenity in line with **Policy BUX 5**; and
- d) provision is made for adequate amenity space, vehicular access arrangements and parking spaces (in line with Norfolk County Council guidance) for the proposed and existing properties.



---

## POLICY BUX 8: IDENTIFIED VIEWS

- 5.8.1 A number of locally important views which should be considered when planning applications are being determined have been identified through community engagement work.
- 5.8.2 These are by no means all the views in the parish which are valued by the community. When proposals are prepared it will be necessary to demonstrate how they can be satisfactorily assimilated into landscape in line with **Policy BUX 6**. The identified views fall into two categories:
- 5.8.3 **Priority views**  
These views are exceptional. They have been identified by the community as important to safeguard as they are. Due to their significance, they are regarded as being highly sensitive to any change.
- 5.8.4 **Locally iconic views**  
These views are notable. They have been identified by the community as being locally important. They should be maintained and if developments come forward which impact upon them, priority should be given to enhancing those views.
- 5.8.5 The special features in each view vary greatly. For example: tall trees dominating the landscape (e.g. Dudwick Estate with its Redwoods and Cedar); wide open expansive views; or views which focus on specific buildings of historical value. All views, including their significant features are described in Appendix 1.

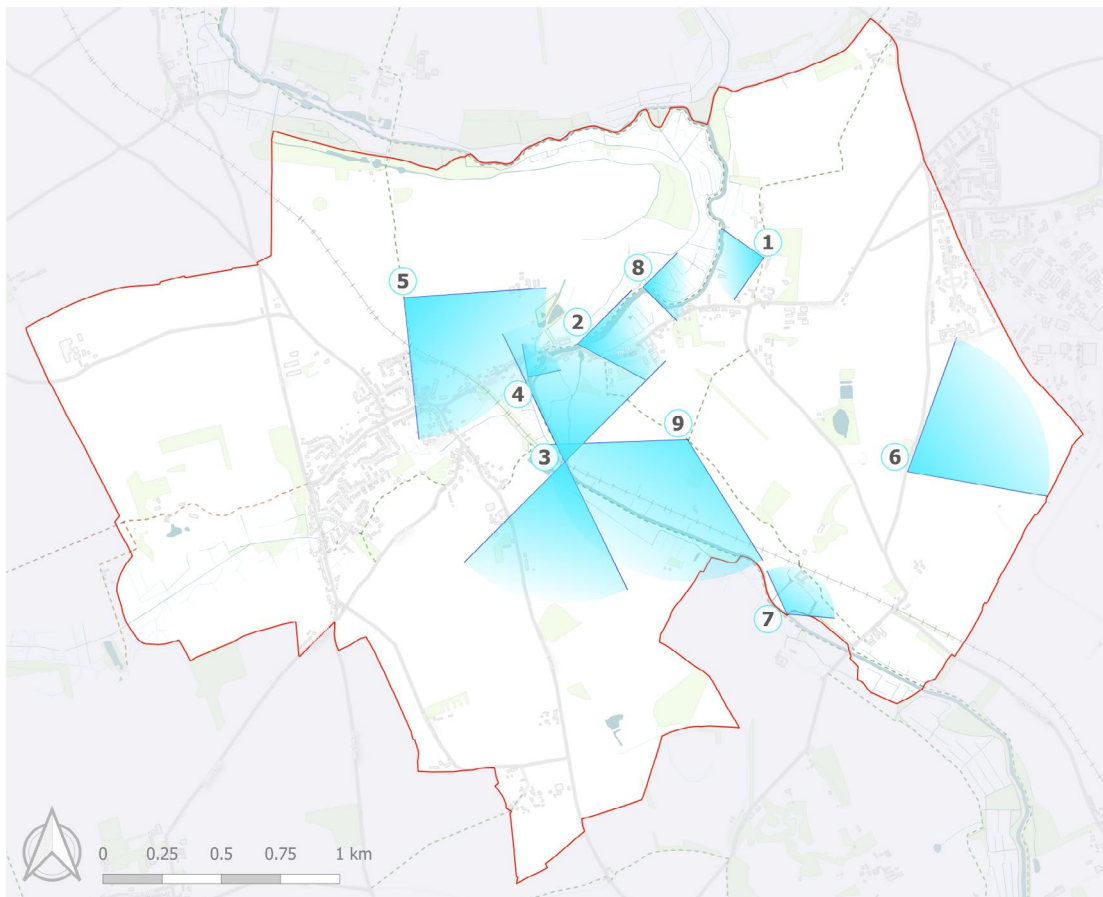
### Policy intent

- 5.8.6 To protect and strengthen the contribution that locally valued views have to sense of place in the parish.

### Policy BUX 8: Identified views

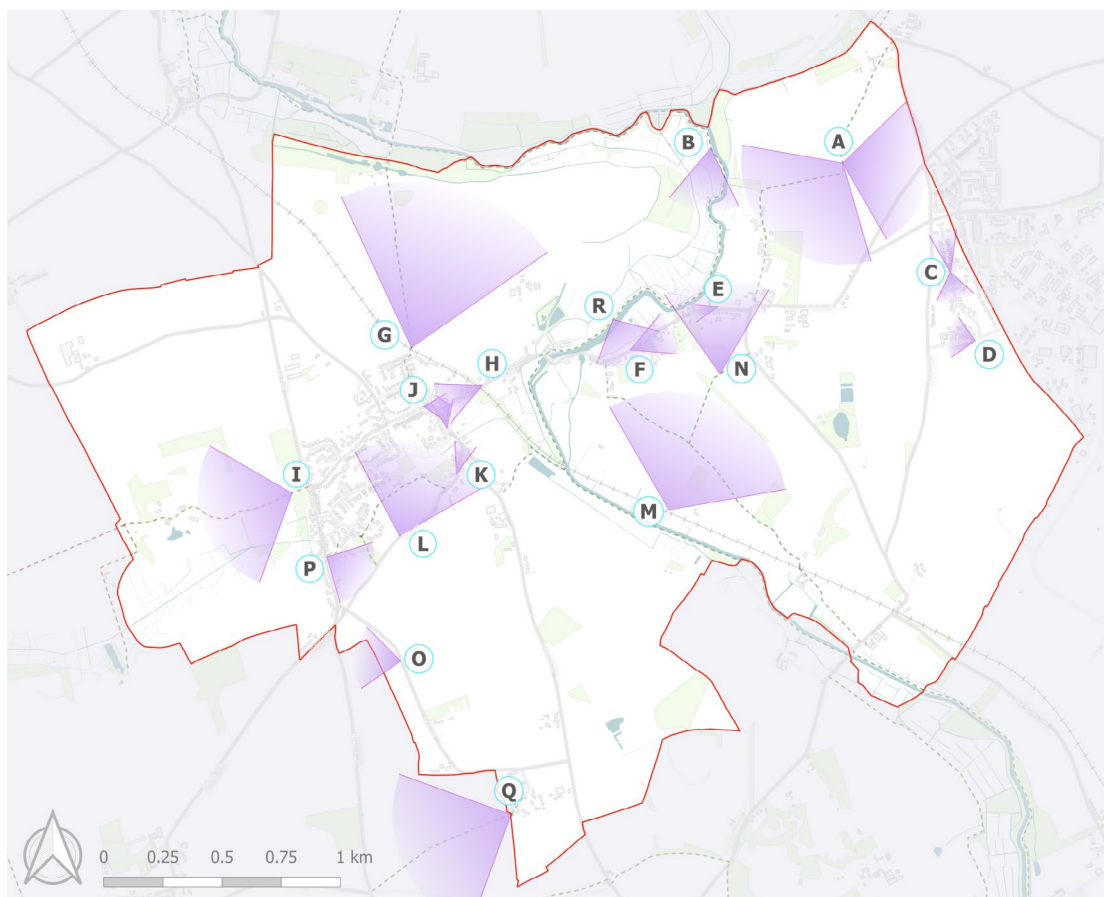
Development proposals should respect the Priority Views and Locally Iconic Views as shown on Maps 12 and 13 (and as described in Appendix 1). As appropriate to their scale, nature and location, development proposals should:

- a) protect the Priority Views from any changes which would arise from the proposal; and
- b) ensure that any development proposal that impacts on the Locally Iconic Views does not detract from the identified Locally Iconic Views, and, wherever practicable enhances the key features of the relevant views.



**Map 12: Priority views**

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)



**Map 13: Locally iconic views**

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

## Objective 4: Prevent further erosion of the quiet and countryside feel of our communities and preserve those qualities where they remain

*This objective belongs under the theme “Protecting and strengthening parish character”, together with Objective 3 and 5. There are three planning policies which sit under this objective.*

### POLICY BUX 9: LAMMAS, LITTLE HAUTOBOIS AND BADERSFIELD AREAS OF SEPARATION

#### Context and rationale for Lammas & Badersfield Area of Separation

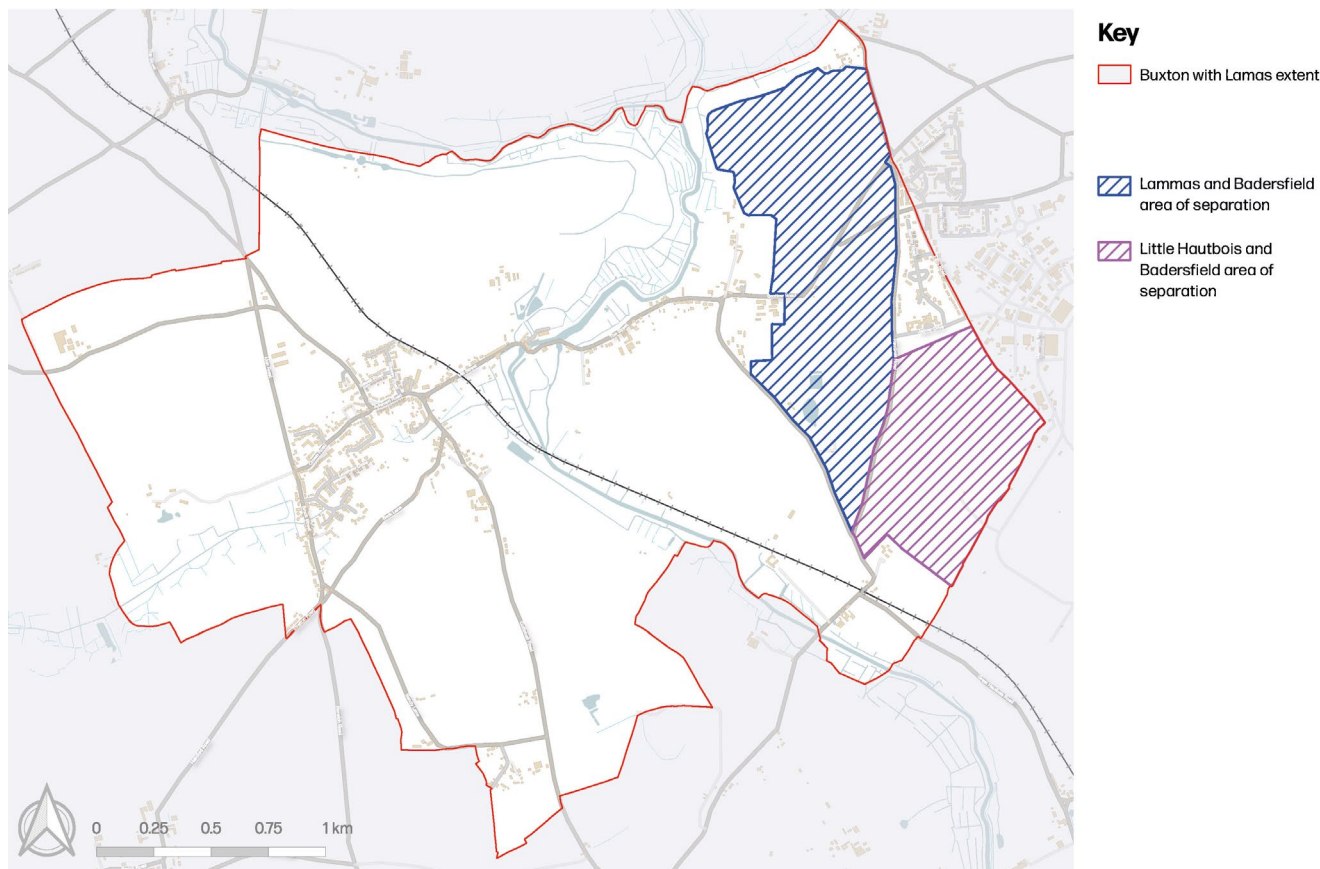
- 5.9.1 The swathe of open land that runs along the eastern part of the parish from Stakebridge in the north to Little Hautbois in the south functions as clear-cut area of separation between Lammas and Badersfield.
- 5.9.2 The swathe of land has a notably different landscape character to the land to the west and the land in the adjacent parish and district area to the east. It falls under landscape character area D3 in the Broadland District Landscape Character Assessment. It is predominantly undeveloped and open land rising from the valley floor in Lammas towards the settlement of Badersfield in the east. Key features experienced when driving along the roads or walking the footpath network are:
- ▶ undulating, predominantly uninterrupted skyline
  - ▶ wide expansive views contained by distant wooded horizons.
- 5.9.3 Looking eastwards from the public footpath and open fields to the north of Lammas, the edge of Badersfield can clearly be seen through the intermittent hedgerow and treeline.
- 5.9.4 The area of separation between Badersfield and Lammas has an important role in maintaining settlement identity and is consistent with the landscape planning guidelines (set out in the Broadland LCA 2013) for landscape character area D3: Coltishall and A2: River Bure. See Appendix 3 for further information.
- 5.9.5 Just outside of Lammas, there is a detached cottage and, further towards the village, two pairs of semi-detached dwellings, to the east along Scottow Road. These dwellings fall in the landscape character area D3 and are somewhat isolated from the village and are typical of council housing style. Their visual incursion in an otherwise open expanse of rising land is experienced from the road frontage and in particular when viewed from the edge of Lammas itself.

#### Context and rationale for Little Hautbois & Badersfield Area of Separation

- 5.9.6 The seven fields directly south of Jaguar Green and Jaguar Drive Badersfield, bounded to the west by Hautbois Road and Great Hautbois Road, function as a clear-cut area of separation between Badersfield and Little Hautbois. It is open land featuring fields, trees and wide sky, giving a visual breathing space before the dense housing in Badersfield. It is also possible to see evidence of the former airfield, the white tower of the radar scanner and the concrete blast shields that are listed structures.
- 5.9.7 The area of separation between Badersfield and Little Hautbois has an important role in maintaining settlement identity and is consistent with the landscape planning guidelines (set out in the Broadland LCA 2013) for landscape character area D3: Coltishall. See Appendix 3 for further information.

#### Policy intent

- 5.9.8 To conserve the rural setting of Lammas and maintain a clear area of separation between Badersfield and Lammas.
- 5.9.9 To conserve the rural setting of Little Hautbois and maintain a clear area of separation between Little Hautbois and Badersfield.



**Map 14: Areas of separation**

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

## Policy BUX 9: Lammas, Little Hautbois and Badersfield Areas of Separation

### Lamas and Badersfield

1. The Lammas and Badersfield Area of Separation is designated as shown on Map 14. Any development proposals which come forward within this designated area should:
  - a) ensure that a clear separation between Lammas and Badersfield is maintained;
  - b) respect the open and undeveloped nature of the expanse of rising land that separates Lammas from Badersfield;
  - c) respect the landscape setting of Lammas; and
  - d) avoid any significant detrimental landscape impacts on the smooth, predominantly uninterrupted skyline and wide expansive views contained by the distant wooded horizons.

### Little Hautbois and Badersfield

2. The Little Hautbois and Badersfield Area of Separation is designated as also shown on Map 14. Any development proposals which come forward within this designated area should:
  - a) ensure that a clear separation between Little Hautbois and Badersfield is maintained; and
  - b) respect the landscape setting of Little Hautbois.



---

## POLICY BUX 10: RECOGNISING AND PROTECTING OUR DARK SKIES

### Context and rationale

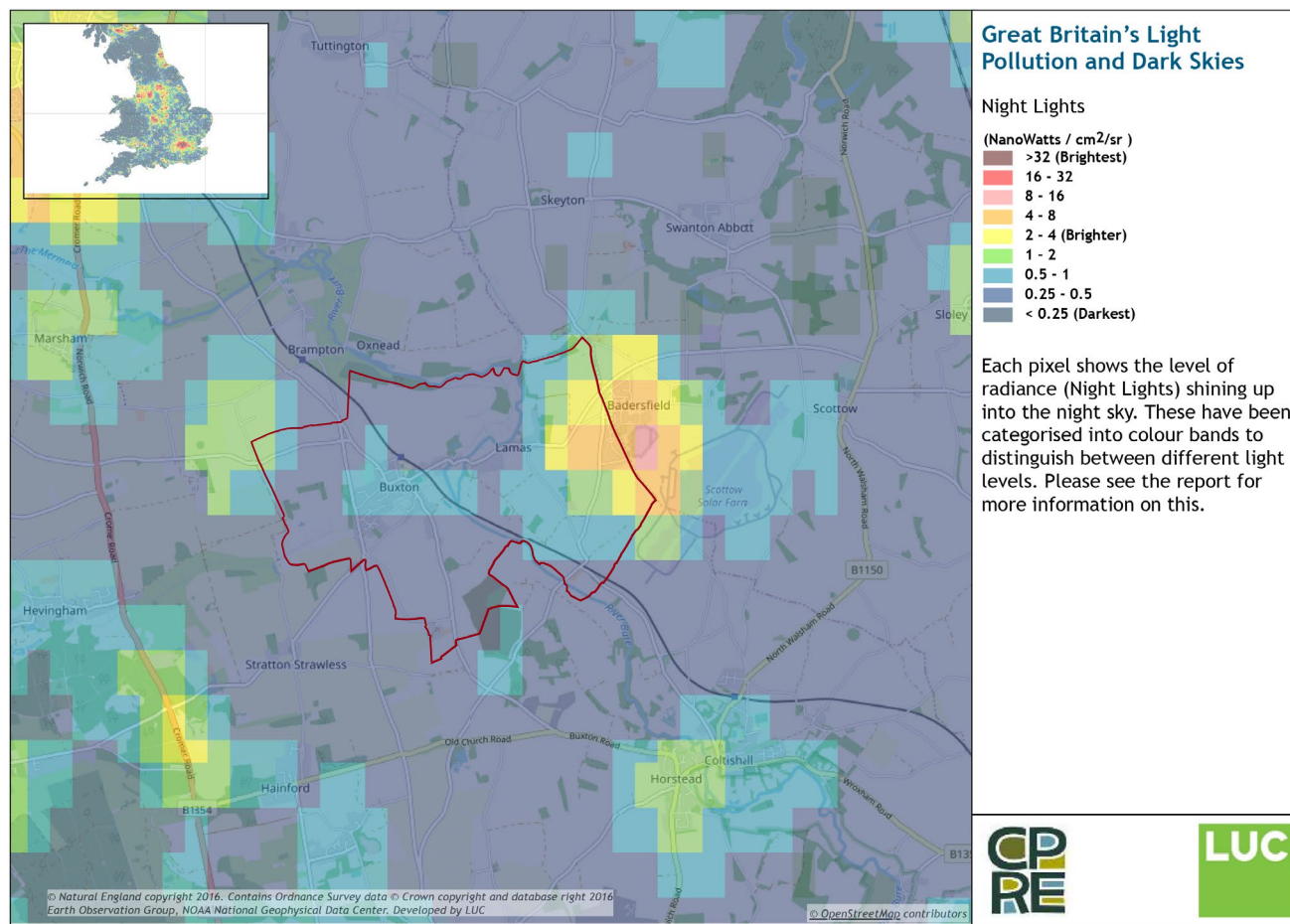
- 5.10.1 Buxton, The Heath, Lammas and Little Hautbois have traditionally not had street lights. This gives dark sky access, people can see the stars without being obscured by light pollution, which is a characteristic of the three villages.
- 5.10.2 The Campaign to Protect Rural England (CPRE) have developed a mapping tool <https://www.nightblight.cpre.org.uk/maps/> for the purpose of understanding how light pollution impacts Great Britain. The image below, Map 15, is taken from this resource, focusing on the parish. As can be seen, Buxton, Lammas and Little Hautbois are exposed to considerably less light pollution at night than properties in Badersfield. The built up part of Buxton is exposed to 0.5 to 1 nanowatts /cm<sup>2</sup>/sr of light pollution, which is relatively low for any built up area in the country. The non-developed areas of the parish are exposed to 0.25 – 0.5 nanowatts /cm<sup>2</sup>/sr. This is the second lowest category for light pollution. The eastern edge of Lammas appears, in this map, to be impacted by light pollution, emanating from land uses (such as Badersfield) further east.
- 5.10.3 Where artificial lighting is required for a new development proposal, there are a range of measures that can be taken to minimise the level of light pollution. The International Dark Sky Association (IDA) identify five principles to be followed:
- ▶ Use light only if it is needed.
  - ▶ Use shielding and careful aiming to ensure the light beam is directed downwards and does not spill beyond where it is needed.
  - ▶ Use the lowest light level required.
  - ▶ Use controls such as timers and motion detectors so light is only available when it is needed.
  - ▶ Limit the amount of shorter wavelength (blue-violet) light to the least amount needed.
- With regards to the fifth principle, light from the blue end of the spectrum at night can have adverse effects on fauna and flora and on human health. Colour temperatures are measured in Kelvin and this is symbolised with the letter K. The higher the Kelvin rating, the whiter and then bluer the light appears. Low Kelvin ratings (3000 K or less) are considered “warm” in appearance and generally emit less of the harmful blue light than higher Kelvin ratings.
- 5.10.4 In its planning practice guidance, the Government recognises the range of issues associated with light intrusion, including in rural areas, and the principles noted above are consistent with government guidance<sup>9</sup>.
- 5.10.5 Government guidance also refers to information from the Bat Conservation Trust as being useful to inform policy approaches to reducing light pollution. The Bat Conservation Trust endorses the Institute of Lighting Professionals (ILP) guidance note – ‘Bats & Artificial Lighting at Night’ (<https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>). This best practice guidance should also be followed where development involves artificial lighting, in order to avoid light spill onto wildlife roosts, foraging habitat, and commuting routes for bats, birds and other species.

### Policy intent

- 5.10.6 To ensure new development proposals, which require planning permission, preserve the dark skies in the parish.

---

9 See paragraph 003. Reference ID: 31-002-20191101 <https://www.gov.uk/guidance/light-pollution#what-other-information-is-available-that-could-inform-approaches-to-lighting-and-help-reduce-light-pollution>



**Map 15: Light pollution and dark skies (CPRE)**

Source: <https://www.nightblight.cpre.org.uk>

## Policy BUX 10: Recognising and protecting our dark skies

- Development proposals which include external lighting should ensure that the night sky is properly protected from light pollution. This means the proposed lighting:
  - Is the minimum appropriate for its purpose (for example turned off when it is not needed);
  - Is designed such that lighting is directed downwards to avoid spill up into the sky or out of the site (for example with a beam angle below 70 degrees);
  - Avoids light spillage beyond the area intended to be lit;
  - limits the amount of shorter wavelength (blue-violet) light to the least amount needed and no more than 3000 Kelvin.
- Where external lighting is required, proposals should include information about layout and beam orientation, a schedule of the light equipment proposed including luminaire type, mounting height, aiming angles and lumen unit levels.

## Objective 5: To recognise and value all our heritage assets and conserve or enhance them accordingly

*This objective belongs under the theme “Protecting and strengthening parish character”, together with Objective 3 and 4. There is one planning policy which sits under this objective.*

---

### POLICY BUX 11: CONSERVING AND ENHANCING OUR HERITAGE ASSETS

#### Context and rationale:

- 5.11.1 There are a range of heritage assets in the parish. There are 29 statutorily listed buildings and structures (26 Grade II listed and 3 Grade II\* listed). In addition, part of the Roman settlement at Brampton, a scheduled monument, falls into the parish. These assets are all referred to as designated heritage assets.
- 5.11.2 In addition to these, there are other buildings which are of local historic importance and their preservation or enhancement is important to maintaining settlement character. These buildings and structures are referred to as non-designated heritage assets and are listed in the policy below. Further detail on them including a description of their significance is provided in Appendix 2 to this plan.
- 5.11.3 ‘Significance’ is described in national policy (NPPF 2023) as “The value of a heritage asset to this and to future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting”.
- 5.11.4 The ‘setting of a heritage asset’ is described in national policy (see NPPF 2023) as “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral”.

#### Policy intent:

- 5.11.5 To conserve and enhance the historic built environment in the parish. As part of this, we wish to ensure that our locally interesting buildings and structures are not lost or re-developed in a way that would negatively impact on their architectural significance. We want to protect these non-designated heritage assets.

## Policy BUX 11: Conserving and enhancing our heritage assets

1. Development proposals should conserve or enhance the significance of designated heritage assets such as the listed buildings and their respective settings.
2. The Plan identifies the buildings and assets listed below (and described in Appendix 2) as non-designated heritage assets. Where proposals affect a non-designated heritage asset or its setting, a balanced judgement will be applied having regard to the scale of harm or loss and the significance of the heritage asset.
3. Where a development proposal affects a heritage asset (non-designated or designated), the applicant should prepare a statement (proportionate to the asset's importance and so that the potential impact of a proposal on the significance of the asset can be understood), which describes the significance of the asset affected, including any contribution made by its setting.

### Non-designated heritage assets:

- a) Malan House
- b) Neolithic causewayed enclosure
- c) Site of St Mary's church, Little Hautbois
- d) Bridge Farm, Little Hautbois
- e) Lammas Village Hall
- f) The centre of The Street, Lammas
- g) Two Lammas village signs together with the green close to Buxton Mill
- h) Site of Buxton Manor
- i) Mill Street – heritage street scene in Buxton
- j) Buxton Mill Stone
- k) Buxton Village Hall
- l) Buxton Primary School
- m) Bure Valley Railway and the former Railway Station house
- n) Cluster of cottages which form the corner of Crown Road and Brook Street, Buxton
- o) Cluster of former workers' cottages, Brook Street leading to the Old Forge
- p) Bure Navigation, including WW2 anti tank defences at upper Mayton Bridge & Buxton Mill, and Lammas sluice gates
- q) Roman roads
- r) Traditional Red Telephone Box, The Heath
- s) A group of buildings and walls which form a distinct heritage cluster, close to the junction of Coltishall Road and Back Lane, Buxton.



## THEME 4: CONSERVING AND ENHANCING OUR GREEN SPACES, WATER MEADOWS AND WATERWAYS

**Objective 6: Protect and enhance the natural environment including our water meadow landscape and the quality of the River Bure**

**Objective 7: Enabling nature-based solutions to enhance flood defences, increase water availability and support nutrient neutrality**

**Objective 8: Reduce adverse impacts of flood events from all sources of flooding (fluvial, surface water) and improve drainage infrastructure in the parish**

*These three objectives are closely related and there are four planning policies which sit under them.*

---

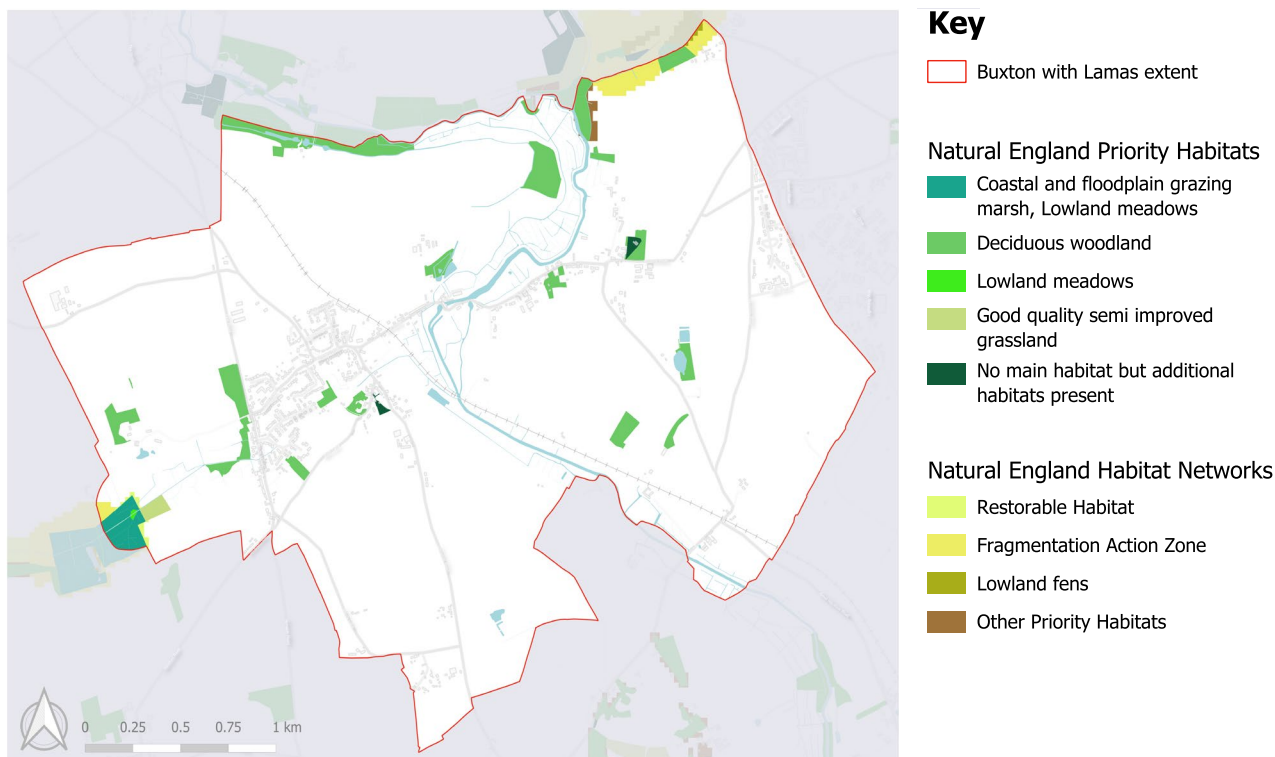
### POLICY BUX 12: PROTECTING SITES OF EXISTING BIODIVERSITY VALUE

#### Context and rationale:

- 5.12.1 At a national level, Natural England (NE) have mapped a number of priority habitats in Buxton with Lamas parish - see Map 16 overleaf. These are:
- ▶ **Grassland:** Coastal and floodplain grazing marsh, Good quality semi-improved grassland, and Lowland meadows
  - ▶ **Woodland:** Several areas of deciduous woodland
  - ▶ **Chalk Rivers:** the River Bure
- 5.12.2 As well as Priority Habitats, Map 16 also shows Natural England Restorable Habitat and Fragmentation Action Zones.
- 5.12.3 The Norfolk Biodiversity Partnership has published mapping data across the county showing areas of grassland and heathland, woodland, and wetland<sup>10</sup>. All these habitats appear in the Buxton with Lamas parish - see Map 6 above. The work has informed the green infrastructure strategy underpinning the Greater Norwich Local Plan (GNLP).
- 5.12.4 Data obtained from the Norfolk Biodiversity Information Service (NBIS) has resulted in the sites shown on Map 17 below being identified as having importance for biodiversity. This includes all local areas of woodland, semi-improved grassland, and coastal and floodplain grazing marsh. Local research in preparing the Plan has also resulted in the further areas of water meadows which are shown on Map 18 under **Policy BUX 15** being identified as also having importance for biodiversity.
- 5.12.5 As seen in the Engagement Survey 2022 results, residents attach great importance to the woodlands and water meadows in the parish.
- 5.12.6 The Bure Valley Railway, a narrow gauge providing an important ecological corridor connecting to adjacent parishes and the water meadows, is a distinctive ecological feature in the parish.

---

10 See <https://www.norfolkbiodiversity.org/ecological-networks/>



**Map 16: Natural England Priority Habitats, Restorable Habitats, and Fragmentation Action Zones**

Source: Natural England, available under Open Government licence v3.0

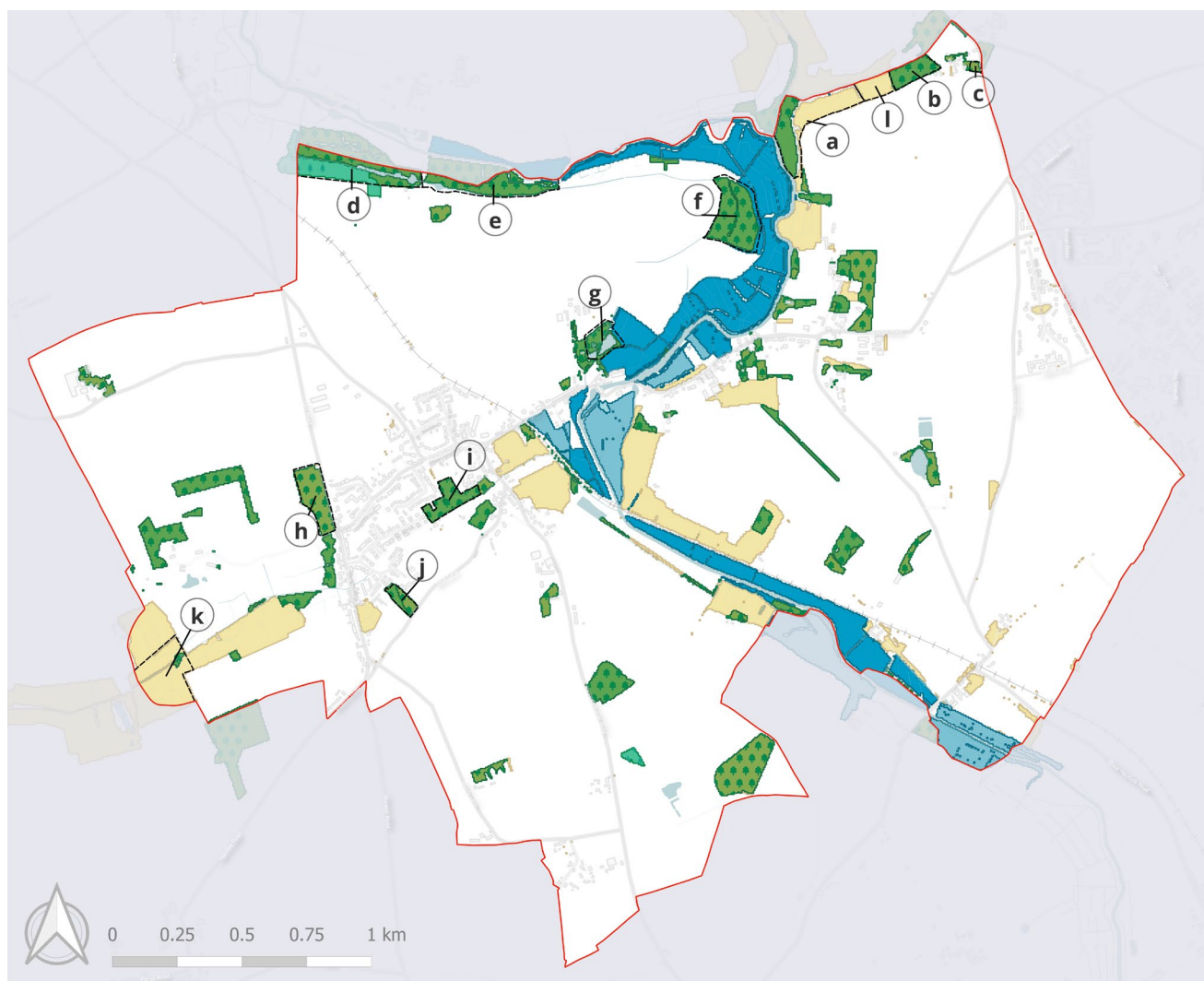
<https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::priority-habitats-inventory-england/about>

Contains OS data © Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

- 5.12.7 Important hedgerows are those which meet the criteria for ‘importance’ under the Hedgerows Regulations 2017. This includes hedgerows that qualify either because they are part of a field system that existed before 1845 or because they include seven or more woody species specified in Schedule 1, Part II Criteria, paragraph 7 (1) – see <https://www.legislation.gov.uk/ukxi/1997/1160/schedule/1/made>.
- 5.12.8 Notable trees are defined in this plan as trees providing locally important landmarks due to their visual, wildlife, historic or cultural impact.
- 5.12.9 Further detail on individual sites is provided in Appendix 4.

## Policy intent

- 5.12.10 The purpose of the policy is to ensure sites and features of biodiversity value are identified, understood, and considered when planning applications are being determined. In specific terms, the first part of the policy requires that development proposals should respond positively to the status and importance of the identified assets/sites. This includes considering impacts from all aspects of a proposed scheme including details such as gully pots provided as part of road drainage. When placed on existing migration routes, these present death traps for small animals and amphibians but can be avoided through appropriate gully pot designs. [www.arguk.org/getinvolved/projects-surveys/saving-amphibians-in-drains](http://www.arguk.org/getinvolved/projects-surveys/saving-amphibians-in-drains)
- 5.12.11 Policy BUX 12 is specific to the neighbourhood area. However, the national hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:
- ▶ firstly, avoiding impacts (by retaining habitats of value for enhancement and management and retaining species in situ);
  - ▶ secondly, mitigating unavoidable impacts (by the replacement of lost protected and priority habitats and accommodating displaced species in the site boundary); and
  - ▶ thirdly, through compensation measures where mitigation would be insufficient.
- 5.12.12 Where adverse impacts on biodiversity features are unavoidable, the impacts should be adequately mitigated and, where necessary, compensated.



## Key

Buxton with Lamas extent

## NBIS Living Map Habitats

### Woodland:

- Lowland Mixed Deciduous Woodland
- Scrub
- Coniferous Plantation

### Grassland:

- Semi-Improved Grassland

### Wetland:

- Coastal and Floodplain Grazing Marsh (high productivity)
- Coastal and Floodplain Grazing Marsh (medium productivity)
- Coastal and Floodplain Grazing Marsh (low productivity)

*Including named sites:*

### Mixed woodland / grassland:

- a) Lady's Bower (CWS 1161)

### Woodland:

- b) Loke Farm woodland
- c) Stakebridge Farm woodland
- d) Belt Wood
- e) Long Plantation
- f) Nine Acre Plantation
- g) Blue Lagoon Buxton Lodge woodland
- h) Lion Plantation
- i) Glebe House meadows and woodland
- j) The Dell

### Grassland:

- k) Ivy Farm Meadow (CWS 1412)
- l) Stakebridge Beck Fragmentation Action Zone

### Map 17: NBIS Living Map habitats – woodland, grassland/heathland, and wetland, with named sites labelled

*Includes data created by Environment Systems with further work by NBIS. Funding and advisory contributions by JNCC and Defra. Using satellite and aerial imagery and ancillary datasets from 2011-2012 and 2018-2019. Developed from pilot stage analyses from the project "Making Earth Observation Work for UK Biodiversity – Phase 2", by Environment Systems Ltd, with further work by NBIS.*

*Contains OS data © Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)*

- 5.12.13 Any loss of trees and hedgerows on a development site will require replacement tree and hedgerow planting that is directly linked to habitat value impacted. A tree with a trunk diameter larger than 15 cm, will for example require more than one replacement tree to provide adequate compensation. Hedgerows should be replaced following a 1:3 ratio. To comply with national biodiversity net gain legislation additional measures may also be required.
- 5.12.14 The fifth part of the policy comments about the way in which impermeable surfaces should be incorporated into development proposals (such as the creation of roads, pavements, and other surfaces). The provision of escape routes is an example of an approach which could be followed. This part of the policy also comments about sustainable drainage facilities. It overlaps with the details in Policy BUX 14.

## Policy BUX 12: Protecting sites of existing biodiversity value

1. The Plan identifies the following sites or features of biodiversity value:
  - a) **Woodland shown on map 17:** Areas which fall under NBIS classifications Lowland Mixed Deciduous Woodland, Coniferous Plantation, or Scrub, some of which also fall under Natural England Priority Habitat classification Deciduous Woodland.
  - b) **Grassland / heathland shown on map 17:** Areas which fall under NBIS classifications Semi-Improved Grassland, some of which also fall under Natural England Priority Habitat classifications Good Quality Semi-Improved Grassland.
  - c) **Water meadows / grazing marsh shown on maps 17 and 18:** Areas which fall under NBIS classifications Coastal and Floodplain Grazing Marsh (map 17), and locally identified water meadows (see Policy BUX 15 – map 18).
  - d) **Individual features:** Notable trees and locally valued hedgerows, listed in Appendix 4, and the Bure Valley Path, an important local GI corridor that links up with the strategic GI corridor in the Greater Norwich area.
2. Development proposals close to or involving an identified site or feature of biodiversity value should respond positively to its value.
3. Where relevant, appropriate mitigation and compensation measures which are incorporated within development proposals should take account of the value of the biodiversity features impacted, including their contribution to an existing ecological network and the extent to which its loss will adversely impact that network.
4. Where new hedgerows are planted as part of required mitigation or compensation, these should be located as part of public open space wherever practicable so as to futureproof their maintenance.
5. Insofar as planning permission is required, new or replacement fences should incorporate wildlife-friendly materials and fence-spacing to ensure free movement along corridors and across the landscape connecting various habitats for both predator and prey.
6. Impermeable surfaces within development proposals should be designed to respond positively to wildlife in the immediate locality and incorporate sustainable drainage systems.



---

## POLICY BUX 13: DELIVERING BIODIVERSITY NET GAIN (BNG)

### Context and rationale:

- 5.13.1 The Environment Act has mandated a minimum measurable Biodiversity Net Gain (BNG) for all developments. BNG is an approach to development and land management that leaves biodiversity in a measurably better state than before. The Act requires that the biodiversity value of the development exceeds the pre-development biodiversity value of the site by a minimum of 10%.
- 5.13.2 Biodiversity value is measured using the statutory biodiversity metric (<https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>) and the baseline value is calculated from the condition of the site before any intervention has occurred.
- 5.13.3 DEFRA has published guidance on the statutory biodiversity metric and information on how it is to be used: <https://www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development>.
- 5.13.4 For best practice guidelines for designing and implementing on-site BNG, developers are pointed to British Standard 8683, which is aimed at any class or scale of built environment development or land/estate management.

### What is the best way of achieving BNG in Buxton with Lamas parish?

- 5.13.5 Appropriate measures will depend on the context of each specific site and surroundings, together with the details of the development proposed. Measures should be focused on supporting existing features of value in the parish (i.e. the sites and features identified in Policy BUX 12) and which would fit well with strategic priorities such as protecting and strengthening the River Bure corridor.
- 5.13.6 Detailed information about designated sites and existing records of protected and Priority species can be obtained through a data search from the Norfolk Biodiversity Information Service ([nbis.org.uk](https://nbis.org.uk)) which is the Local Environment Record Centre for this parish.

### Policy intent:

- 5.13.7 To ensure biodiversity net gain is delivered as part of development proposals in the parish and that the unique opportunities to integrate biodiversity or wildlife friendly measures as part of a building and site are taken.

## Policy BUX 13: Delivering Biodiversity Net Gain (BNG) and biodiversity enhancements

### Biodiversity Net Gain

1. Appropriate measures for delivering biodiversity enhancements and Biodiversity Net Gain (in line with the Environment Act and any successor legislation) in the parish could include:
  - a) The creation of new wildlife corridors or habitats which link up with existing habitats.
  - b) The planting of additional trees and hedgerows, particularly where these will link up with existing species on nearby sites.
  - c) The restoration of existing habitats such as the water meadows and wetlands and the creation of new meadows (where this would bring positive benefits to the existing network of meadows and parish-wide flood management strategies).

### Biodiversity Enhancements

2. As appropriate to their scale, nature and location, development proposals should take opportunities to integrate biodiversity measures within a building and site through the provision of integrated bird (1 bird box per building) and bat (integrated self-cleaning bat boxes) or insect boxes and ponds to be targeted at increasing local biodiversity, ie locally valued species, declining and protected species and vulnerable and threatened species. For current species status, refer to:
  - Norfolk Biodiversity Partnership Habitat and Species Action Plans available at <https://www.norfolkbiodiversity.org>; and
  - Natural England <https://publications.naturalengland.org.uk/category/10002>.

Integrated living, brown or green roofs are considered particularly suitable on brownfield sites to accommodate invertebrates that are displaced through the development.

---

## POLICY BUX 14: PROTECTING WATER QUALITY AND MANAGING SURFACE WATER RESPONSIBLY

### Context and rationale:

- 5.14.1 The River Bure, Camping Beck, Stakebridge Beck and their tributaries are treasured parish assets. They are, however, vulnerable to harm as a result of poor management of the adjacent wetlands and water meadows, outdoor recreational activities from visitors and residents, and dirty water run-off into the waterways from the Bure Valley Business Centre, parish roads and other areas of hard standing.
- 5.14.2 The parish waterways are part of a wider network of rivers. At a regional level, the parish falls within the Anglian river basin district, an area covering 27,900 km<sup>2</sup>, which includes 11 management catchment areas, of which one is the Broadland Rivers Management Catchment.
- 5.14.3 The Anglian River basin management plan was published jointly by the Environment Agency and Defra. The report identified the priority river basin management issues to tackle for the Broadland Rivers catchment area as: diffuse pollution from rural areas, physical modifications of rivers and lakes, and pollution from wastewater<sup>11</sup>. It also identified as an additional measure an individual sub-catchment plan for the River Bure in order to facilitate strategic self-sustaining river restoration and invasive species recording and control.
- 5.14.4 In 2021, the government published draft data on the quality of rivers on a catchment and water body basis. This specific data system identifies two different water bodies which fall partly in the Buxton with Lamas parish:
- ▶ The Bure (Scarrow Beck to Horstead Mill) Water Body (this water body covers Lammas)
  - ▶ Hevingham Watercourse Water Body (this water body covers Camping Beck and Buxton village).
- Both are recorded as having moderate ecological status.
- 5.14.5 Natural England (NE) has identified the Bure catchment as a chalk stream natural asset. NE identified that the Bure catchment had a higher than permitted level of nitrogen and phosphate which was potentially damaging to the Broads National Park and other SSSIs in the catchment.
- 5.14.6 At the time of writing, the parish is affected by a national concern with respect to nutrient pollution in the protected habitat of the Broads Special Area of Conservation (SAC) and Ramsar site. The advice from NE is that development can only proceed if it is “nutrient neutral” (see glossary) and it is not a straightforward matter for individual development schemes to demonstrate this. Until mitigation solutions are in place that can ensure additional development (that comprises any form of overnight accommodation in the catchment of the habitat, in which the parish falls) will not cause adverse impacts, the Council is unable to grant planning permission for applicable development in the district. Broadland District Council’s latest position and advice on this matter can be found at <https://www.southnorfolkandbroadland.gov.uk/planning-applications/apply/2>.
- 5.14.7 In addition to concerns relating to the Broads SAC, it is also important that care is taken to protect water bodies in our parish. This means ensuring no development leads to an increase in fluvial or surface water flooding in the parish. It also means ensuring that surface water is sustainably managed on every development project.
- 5.14.8 It is also important that the proper precautions are undertaken as regards development proposals which are likely to result in the handling of substances which are considered harmful to the natural and human health environment. Proposals involving storage of slurry, agricultural fuel oil, fertilisers and other potential pollutants must demonstrate compliance with all design and safety procedures and necessary legislation to prevent risk of discharge into the environment (aquatic, atmospheric and terrestrial).

---

11 See Part 1 Anglian Rivers Basin Management Plan [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/718327/Anglian\\_RBD\\_Part\\_1\\_river\\_basin\\_management\\_plan.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/718327/Anglian_RBD_Part_1_river_basin_management_plan.pdf)

- 5.14.9 For all areas of land, regardless of whether they are identified as being in an area of flood risk, it is essential that development is designed so that surface water run-off from buildings is accommodated within the site. Sustainable Drainage Systems (SuDS) are the best method for minimising flood risk while also benefitting biodiversity. New development often removes natural vegetation and reduces the permeability of land through the construction of roofs, road infrastructure and other areas of hard standing, all of which can significantly increase the rate of surface water run-off. SuDS (which can include swales, rain gardens, tree pits, green roofs/walls and attenuation basins) are an important component managing run-off and protecting the quality of the water environment. The use of sustainable drainage systems (SuDS) will be required for all new major development as set out in the NPPF (December 2023).

#### **Areas at risk of surface water, groundwater and fluvial flooding**

- 5.14.10 Particular care needs to be taken with respect to development proposals coming forward in areas at risk of flooding. For any development proposal coming forward, the interactive PDF that accompanies the Buxton with Lamas 2024 Flood Risk overview report should be referred to so as to understand how flood risk associated with groundwater levels, surface water and river flooding may affect the scheme. Surface water and fluvial flooding extents are also shown in Maps 7 and 8 in this document and up-to-date indicative extents can be found at <https://www.gov.uk/check-long-term-flood-risk>

- 5.14.11 The Buxton with Lamas 2024 Flood Risk overview report includes guidelines for:

- ▶ the drainage control and mitigating the impact of development (see section 5.1)
- ▶ implementing integrated flood risk management in development (see section 5.2)
- ▶ site design and making developments safe (see section 6.3).

Where relevant, the interactive PDF accompanying the Buxton with Lamas 2024 Flood Risk overview report should be referenced in information submitted with development proposals in order to understand how risk from all sources of flooding may impact proposed schemes.

#### **Groundwater flood risk**

- 5.14.12 As set out in Chapter 3, the majority of the parish has groundwater levels close to the surface. This means there is a risk of groundwater flooding and groundwater emergence. Areas of land along the flow paths of the River Bure, Camping Beck and Stakebridge Beck have groundwater levels at or very near the surface (within 0.025m).
- 5.14.13 There are many areas in the parish where water regularly pools. For example, Camping Beck and Stakebridge Beck / Kings Beck drain into the River Bure. This puts extra strain on the surface water drainage system during high rainfall events.
- 5.14.14 As part of its role as Lead Local Flood Authority (LLFA) in the area, Norfolk County Council has provided the guidance document “Lead Local Flood Authority Statutory Consultee for Planning Guidance Document” available to download at <https://www.norfolk.gov.uk/rubbish-recycling-and-planning/flood-and-water-management/information-for-developers>
- 5.14.15 This guidance promotes SuDS which take into account water quantity (flooding), water quality (pollution), amenity and biodiversity and refers to this as the four pillars of SuDS design.
- 5.14.16 Applicants are also encouraged to refer to guidance prepared by the Royal Society for the Protection of Birds “Sustainable drainage systems. Maximising the potential for people and wildlife” <https://www.rspb.org.uk/globalassets/downloads/documents/positions/planning/sustainable-drainage-systems.pdf> to SuDS do deliver benefits for wildlife in the parish. The provision of ponds, together with boggy margins with native planting are particularly welcomed.

#### **Requirements for drainage control and impact mitigation**

- 5.14.17 As set out in Section 3, sources of flood risk in the parish include fluvial flood risk, surface water flooding and groundwater flooding (applies to the majority of land in the parish. There is also a low risk from reservoir flooding. The Buxton with Lamas 2024 Flood Risk overview report concludes that residual risk (in the event of a reservoir breaching) should be considered in site-specific Flood Risk Assessments.



## Policy intent:

- 5.14.18 To ensure that land use planning in the parish plays a role in protecting the quality of the waterways in the parish.

### **Policy BUX 14: Protecting water quality and managing surface water responsibly**

1. Development proposals that would result in improving the environmental quality of the parish waterways will be supported.
2. Where relevant, development proposals should be nutrient neutral, or show a net improvement of water quality in the River Bure valley.
3. For major development proposals or other development proposals that introduce a more vulnerable use or intensify vulnerable use in those areas of the parish at risk from surface water flooding, groundwater flooding, and from the river (see <https://www.gov.uk/check-long-term-flood-risk>), proposals must:
  - ▶ be accompanied by a site-specific flood risk assessment, including a Surface Water Drainage Strategy;
  - ▶ ensure all surface water is appropriately managed through the use of Sustainable Drainage Systems, which should be designed to achieve the four pillars of SuDS design<sup>12</sup>
  - ▶ include detailed proposals for the future maintenance of the Sustainable Drainage Systems;
  - ▶ be designed and constructed to reduce the overall level of flood risk to the use of the site and elsewhere when compared to the current use;
  - ▶ follow guidelines, as applicable, set out in sections 5 and 6 of the Buxton with Lamas 2024 Flood Risk overview report; and
  - ▶ comply with technical guidance issued by Norfolk County Council as the Lead Local Flood Authority (LLFA).
4. As appropriate to their scale, nature and location, other development proposals involving new build should accommodate surface water run-off within the site using appropriate water drainage arrangements, including sustainable drainage systems wherever practicable.
5. In areas at risk of groundwater flooding (applies to the majority of the parish):
  - ▶ The detention and attenuation features provided as part of drainage systems should be designed to prevent groundwater ingress from impacting hydraulic capacity and structural integrity. Additional site investigation work may be required to support the detailed design of drainage systems.
  - ▶ Below ground development such as basements will not be supported.

---

## POLICY BUX 15: PROTECTING AND ENHANCING OUR VALUED WATER MEADOW LANDSCAPE

- 5.15.1 A key distinguishing characteristic of the parish is its many water meadows (see Map 18). In the past these areas will have been deliberately managed to protect nearby arable land from flooding so that it could be farmed. During the drier summer months, the water meadows are used for grazing animals. When managed correctly, the water in the water meadows will have been kept flowing and oxygenated.

### Essential infrastructure for managing flood events:

- 5.15.2 The water meadows all fall within the natural floodplain of Camping Beck, Stakebridge Beck and the River Bure. As per Maps 7 and 8, these areas of land are in fluvial flood zone 3 and have a 1 in 100 or greater annual probability of river flooding. As referred to in the supporting text to Policy BUX 14, the areas at surface water flood risk in the parish also correspond to the river corridors, including the surrounding water meadows and wetlands.
- 5.15.3 Water meadows and wetlands have an important role in containing water during times of surface water and fluvial flooding in the parish. They also have a flood management role in the wider area.

### Background context to parish flood risk and initiatives taking place outside the planning system:

- 5.15.4 As identified in other sections in this plan (e.g. Chapter 3, The Key Issues) flood risk is undoubtedly a significant concern in the parish. The Broadland Rivers Catchment Flood Management Plan (CFMP), one of 77 CFMPs prepared in 2009 in England and Wales by the Environment Agency, identifies that at that time about 104 properties in the Buxton area were at risk from a 1% annual probability of river flooding. The majority of these are at risk of flooding from Camping Beck. The report recommends a flood-risk study for Buxton to investigate alternative, more appropriate ways to manage flood risk at the current level.
- 5.15.5 The Buxton with Lamas 2024 Flood Risk overview report has since been undertaken for the parish by JBA Consulting, who also prepared the Strategic Flood Risk Assessment that informs the Greater Norwich Local Plan. This report provides parish-specific mapping showing all sources of flood risk. It also provides guidelines for future development, including guidelines in relation to drainage control and flood risk mitigation (see section 5.1), the implementation of integrated flood risk management (see section 5.2), and site design and making developments safe (see section 6.3).
- 5.15.6 Outside the land use planning system, there are a number of local and regional initiatives applicable to the parish, including the following:

#### Local initiatives:

- ▶ The Buxton Natural Flood Management Scheme (Slow the flow) led by the Environment Agency in collaboration with local stakeholders (the Norfolk Rivers Trust, Internal Drainage Board, the Broadland Catchment Partnership and the Dudwick Estates). This scheme is designed to manage risk of flooding to properties in Buxton from Camping Beck.

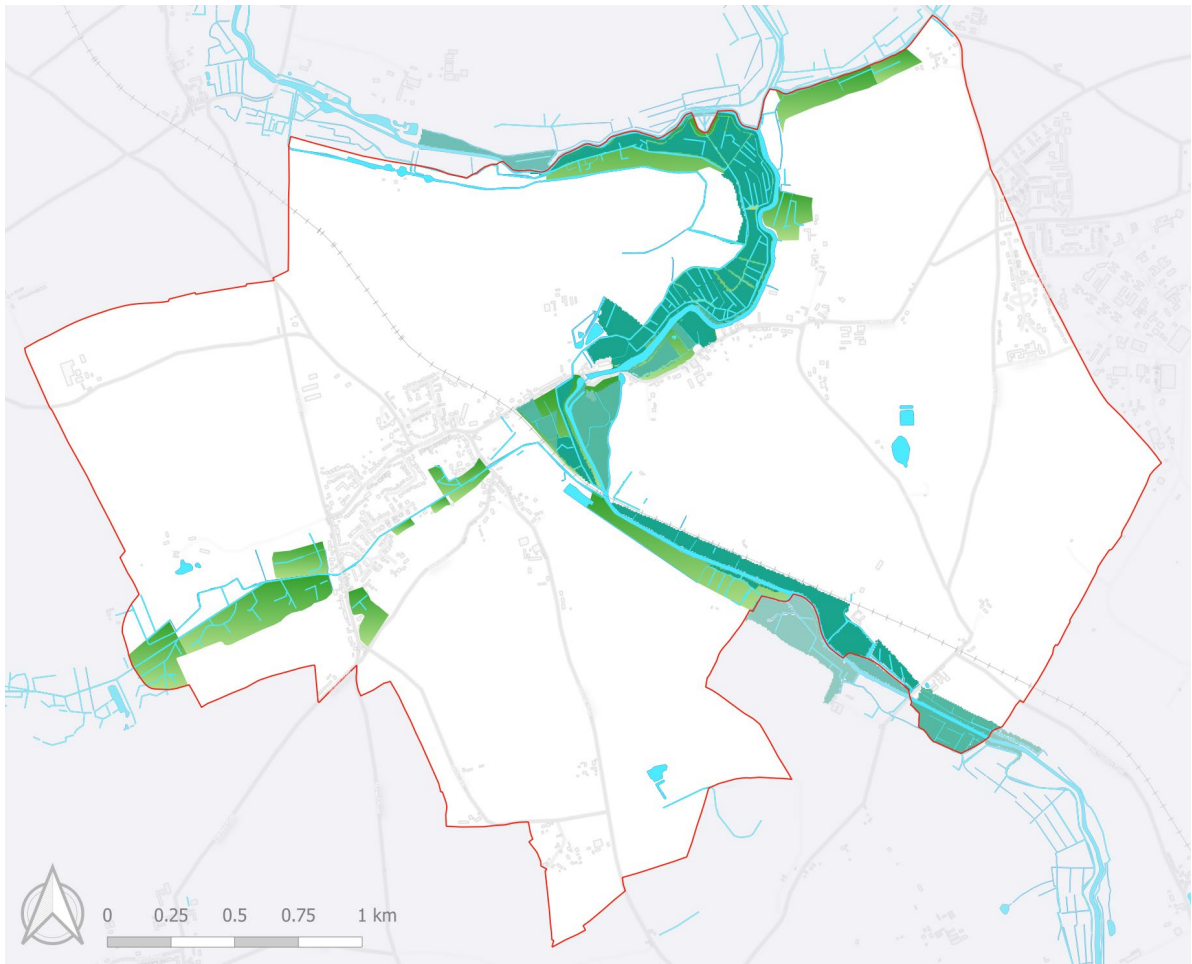
#### Regional initiatives:

- ▶ The Broadland Catchment Partnership (<https://broadlandcatchmentpartnership.org.uk/>). Formed in 2012 and co-hosted by the Broads Authority and Norfolk Rivers Trust, the partnership aims to improve the water environment and provide wider benefits for people and nature at a catchment scale. The partnership comprises a range of organisations, groups, businesses (e.g. water companies) and individuals (e.g. farmers). It has developed the Broadland Rivers Catchment Plan (different to the CFMP referred to above) setting out seven goals to achieve up to 2027, including goals relating to flood risk management.
- ▶ The Anglian river basin district river basin management plan, last updated in 2022 <https://www.gov.uk/guidance/anglian-river-basin-district-river-basin-management-plan-updated-2022>.
- ▶ Water Resource East (WRE) is one of five regional bodies tasked by government under the National Framework for Water Resources to create a regional water resources plan addressing water security and water quality challenges. It has collaborated with Norfolk County Council, Anglian Water and The Nature Conservancy to create the Norfolk Water Strategy Programme (NWSP) focusing on nature-based solutions at scale. This includes the Norfolk Water Fund for supporting nature-based solution projects and the Norfolk Water Hub: <https://wre.org.uk/norfolk-water-strategy-programme-progress-report/>.

5.15.7 Policy BUX 15 supports proposals designed to achieve nutrient neutrality where these are consistent with the strategic aims for the River Bure catchment area. An example of such an initiative is the River Ingol wetland treatment site. Here, a wetland has been created adjacent to the Ingoldisthorpe Water Recycling Centre. This wetland is designed to remove ammonia and phosphates from the water before it is released into the chalk-fed River Ingol. See <https://norfolkrivertrust.org/project/river-ingol-wetland-creation>

### Policy intent:

- 5.15.8 The water meadows should be kept free from development for the following reasons:
- ▶ To retain a key landscape feature of historical and cultural importance
  - ▶ To protect and enhance an important local habitat
  - ▶ To protect water quality in the adjacent rivers by trapping silt and helping to reduce the nutrient load when water finds its way back to rivers from hard surfaces such as the village road infrastructure
  - ▶ As part of managing flood risk responsibly in the parish, giving specific recognition to those parish assets which have a key role in protecting residents during extreme weather events
  - ▶ To increase water security for agriculture and amenity use.



Key	NBIS identified habitats	Additional water meadows identified for Neighbourhood Plan
<span style="border: 1px solid red; display: inline-block; width: 15px; height: 10px;"></span> Buxton with Lamas extent	<span style="display: inline-block; width: 15px; height: 10px; background-color: #006400;"></span> Coastal and Floodplain Grazing Marsh (high productivity)	<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90;"></span> Water meadow
<span style="display: inline-block; width: 15px; height: 10px; background-color: #00CED1;"></span> River, becks or watercourses	<span style="display: inline-block; width: 15px; height: 10px; background-color: #3CB371;"></span> Coastal and Floodplain Grazing Marsh (medium productivity)	
	<span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90;"></span> Coastal and Floodplain Grazing Marsh (low productivity)	

**Map 18: Water meadows in the parish**

*Includes data created by Environment Systems with further work by NBIS. Funding and advisory contributions by JNCC and Defra. Using satellite and aerial imagery and ancillary datasets from 2011-2012 and 2018-2019. Developed from pilot stage analyses from the project “Making Earth Observation Work for UK Biodiversity – Phase 2”, by Environment Systems Ltd, with further work by NBIS.*

*Contains OS data © Crown copyright and database rights 2023 OS 100030701. Use of this data is subject to terms and conditions.*

## Policy BUX 15: protecting and enhancing our valued water meadow landscape

1. The water meadows, shown and listed on Map 18, are recognised as valued landscape features and as essential flood management assets. The areas will be protected and kept free from development, other than:
  - a) essential infrastructure and water compatible development (e.g. flood control infrastructure) listed in Annex 3 to the NPPF 2023. For such development, proposals will be expected to maintain or enhance the functionality of the water meadows whereby water is drained from one level to another naturally. This means:
    - ensuring development does not result in impeding the functionality of the water meadows
    - taking opportunities to improve their functionality (for example, restoring broken water pipes for drainage, clearing debris and silt)
    - liaising with relevant stakeholders such as the Internal Drainage Board or Environment Agency, as applicable.
2. Where planning permission is required, proposals designed to deliver improved defences and an improved water management environment, for example by storing water or slowing the flow by re-wiggling drains, will be supported where they are consistent with strategic aims for the River Bure catchment area as a whole.
3. Where planning permission is required, proposals designed to achieve nutrient neutrality will be supported where they are consistent with strategic aims for the River Bure catchment area as a whole, such as an artificial wetland treatment site, e.g. River Ingol in West Norfolk.
4. Development proposals which would result in the weakening of flood resilience features or detract from visual appearance and amenity of these assets will not be supported.



## Objective 9: Protect and enhance our open green spaces

There is one policy which sits under this objective.

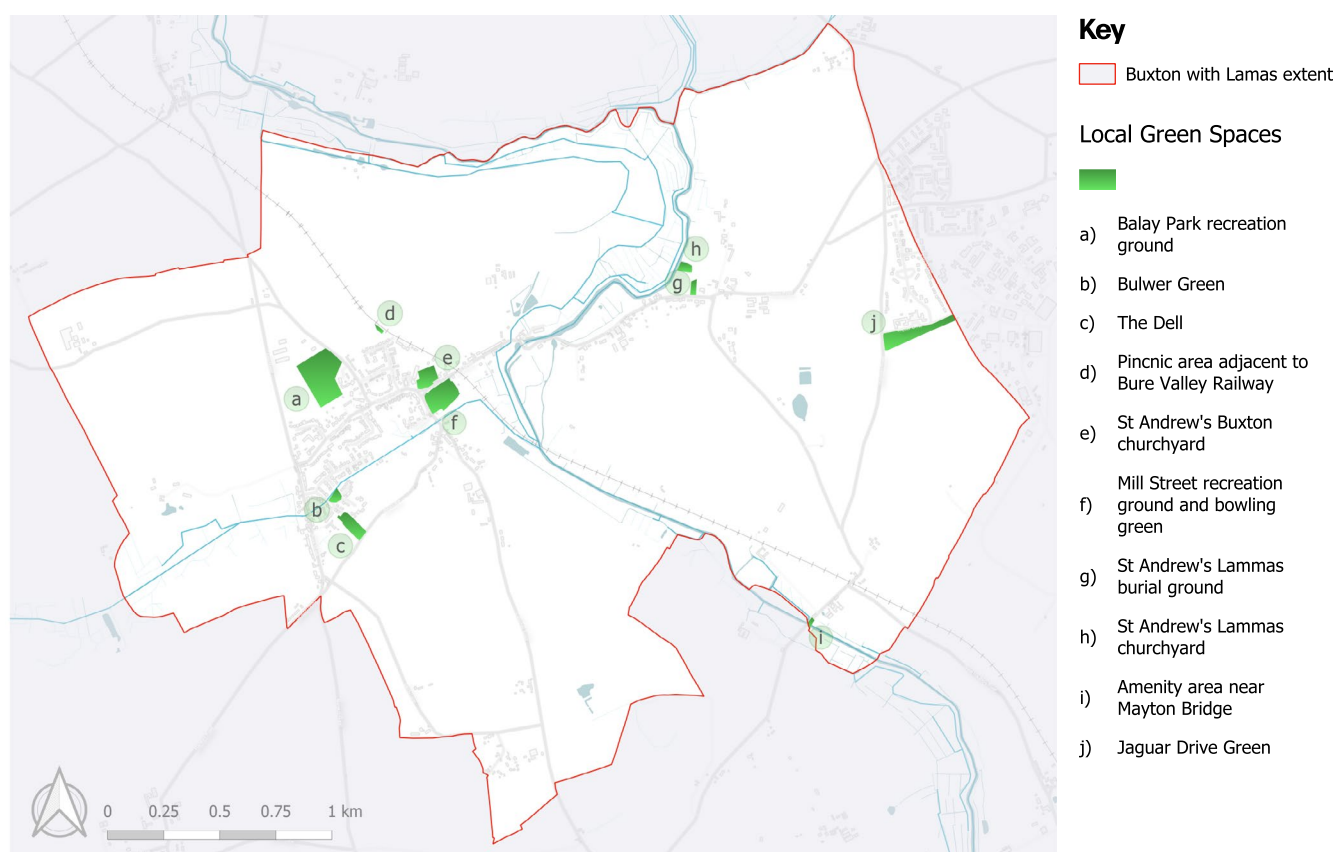
### POLICY BUX 16: LOCAL GREEN SPACES

#### Context and rationale:

- 5.16.1 The criteria for Local Green Space designation are set out in paragraph 106 of the NPPF 2023. This states that Local Green Spaces should be:
- a) in reasonably close proximity to the community it serves
  - b) demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
  - c) local in character and is not an extensive tract of land.
- 5.16.2 A full assessment of Local Green Spaces was carried out at the development stage of this plan.

#### Policy intent:

- 5.16.3 To give specific open spaces Local Green Space designation as per paragraph 106 in the NPPF 2023.



Map 19: Local Green Spaces

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

## Policy BUX 16: Local Green Spaces

1. The following sites as shown on Map 19 are designated as Local Green Spaces.

### **Buxton spaces**

- a) Balay Park recreation ground
- b) Bulwer Green
- c) The Dell
- d) Picnic area adjacent to Bure Valley Railway
- e) St Andrew's churchyard
- f) Mill Street recreation ground and bowling green

### **Lammas**

- g) St Andrew's burial ground
- h) St Andrew's churchyard

### **Little Hautbois**

- i) Amenity area near Mayton Bridge

### **Badersfield**

- j) Jaguar Drive Green

2. Development proposals on the identified Local Green Spaces will only be supported in very special circumstances.

## THEME 5: DEVELOPMENT AND ENVIRONMENTAL SUSTAINABILITY

**Objective 10: Development in the parish to meet high environmental sustainability standards, utilising opportunities to minimise our contribution towards global warming and anticipate a changing climate.**

### POLICY BUX 17: DELIVERING SUSTAINABLE DESIGN

- 5.17.1 The UK has a legally binding requirement to achieve net zero carbon by 2050. Part of the challenge in achieving net zero carbon status is to address how homes and buildings are designed and constructed.
- 5.17.2 Meanwhile, the 2021 National Design Guide asserts, under one of its ten characteristics, that “well designed places and buildings follow the energy hierarchy of:
- ▶ reducing the need for energy through passive measures including form, orientation and fabric;
  - ▶ using energy efficient mechanical and electrical systems, including heat pumps, heat recover and LED lights; and
  - ▶ maximising renewable energy especially through decentralised sources, including on-site generation and community-led initiatives.”
- National Design Guide 2021 (Characteristic 9 Resources)*
- 5.17.3 Policy 2 “Sustainable Communities” in the emerging Greater Norwich Local Plan requires new development to achieve water efficiency standards in line with the Building Regulations Part G (amended 2016) higher optional standard.
- 5.17.4 In terms of energy, the policy requires proposals to “ensure a low level of energy consumption” and says that to achieve this development, proposals should “i) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption and the risk of overheating ii) provide for the use of sustainable energy, local energy networks and battery storage where appropriate.”
- 5.17.5 To assist with the implementation of these requirements, Policy 2 in the emerging Greater Norwich Local Plan requires planning applications for major development to be accompanied by a Sustainability Statement that demonstrates fulfilment of the energy and water efficiency requirements.
- 5.17.6 To reflect the UK’s legally binding requirement to achieve net zero carbon by 2050, together with Broadland District Council’s commitment to work together to reduce carbon emissions across the district<sup>13</sup>, Policy BUX 17 requires all proposals to be accompanied by a Sustainability Statement and requires the statement to include an explanation as to how the energy hierarchy has been applied.

#### Net Zero Carbon Toolkit

- 5.17.7 Developers are signposted to tools to assist with the planning, design and delivery of low carbon developments in the Buxton with Lamas parish. The Net Zero Carbon Toolkit, prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council is aimed at small and medium sized house builders, architects, self-builders and consultants. It is available to view here: <https://www.westoxon.gov.uk/netzerocarbontoolkit>.
- 5.17.8 The document explains that a net zero carbon home in operation is “very energy efficient and has an ultra low level of space heating demand. It does not use any fossil fuels on site and therefore improves air quality. It also generates renewable energy on site and is cheap to run.”

- 5.17.9 The approach taken in the toolkit is that net zero carbon buildings are supported by three core principles:
- 1) **Energy efficiency:** Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances
  - 2) **Low carbon heating:** Low carbon sources of heat are an essential feature. The toolkit states that new buildings should be built with a low carbon heating system and must not connect to the gas network.
  - 3) **Renewable energy generation:** The toolkit states that renewable energy generation (e.g., through solar photovoltaic (PV) panels) should be at least equal to the energy use of the building.

5.17.10 People considering new development proposals in the plan area are encouraged to use the toolkit. The toolkit also provides guidance and advice to homeowners looking to retrofit or extend their existing property. It includes information on how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach. The toolkit includes a set of energy targets (expressed as metrics in terms of kilowatt hours per square metre per year) for space heating demand, energy use intensity, electricity generation intensity and embodied energy. These energy targets are set at levels required to achieve a net zero carbon home. The toolkit provides guidance applicable to new build housing as well as retrofit proposals. They are provided below:

	New housing	Retrofit
Space heating demand:	15 kWh/m <sup>2</sup> /yr	50 kWh/m <sup>2</sup> /year
Energy use intensity:	35 kWh/m <sup>2</sup> /year	50 kWh/m <sup>2</sup> /year
Electricity generation intensity:	120 kWh/m <sup>2</sup> fp/year	120 kWh/m <sup>2</sup> /year

5.17.11 A further toolkit that could be helpful to applicants is the Climate Emergency Retrofit Guide, prepared by the Low Energy Transformation Initiative (LETI). <https://www.leti.uk/> Its approach aligns with the approach in the Net Zero Carbon Toolkit referenced above.

### Water resources

- 5.17.12 Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan.
- 5.17.13 In most cases residential development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. The water efficiency calculator in Part G of the Building Regulations enables users to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement.
- 5.17.14 All new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.

### Preparing a sustainability statement

- 5.17.15 The information required as part of the sustainability statement will be proportionate to the size of a proposed development.
- 5.17.16 The sustainability statement should, as a minimum, explain:
- ▶ how the energy hierarchy, explained in the policy, has been applied in the approach to minimising the overall energy demand of a proposed building,
  - ▶ the calculated space heating demand expressed through kWh/m<sup>2</sup>/yr,
  - ▶ the calculated energy use intensity expressed through kWh/m<sup>2</sup>/yr,
  - ▶ where renewables are being installed, the electricity generation intensity in terms of kWh/m<sup>2</sup>fp/yr, and
  - ▶ the estimated water consumption set at no more than 110 litres per person per day (as required through the Greater Norwich Local Plan), and ideally below 85 litres per person per day.

- 5.17.17 The sustainability statement should also set out:
- ▶ how the choice of building materials is appropriate. Where new build is involved, materials should be prioritised which are re-used, reclaimed or natural from the local area or from sustainable sources and that are durable,
  - ▶ the adaptability of the proposed buildings and associated spaces as climate continues to change (e.g., using water more efficiently, reducing overheating and controlling high levels of rainwater run-off),
  - ▶ how construction waste is to be minimised, and
  - ▶ how construction traffic will be minimised and have a minimal impact on residential amenity.
- 5.17.18 Major development proposals will be expected to include:
- ▶ A whole life cycle carbon emissions assessment to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its lifetime. The Royal Institute for Chartered Surveyors (RICS) have methodology in place that can be followed when preparing these Whole life carbon assessment (WLCA) for the built environment ([rics.org](https://www.rics.org)).

### Traditional buildings

- 5.17.19 The Sustainable Traditional Building Alliance and Historic England have published guidance which is useful for owners in the parish of traditional buildings (usually built before 1919 (likely to have solid walls (i.e. not cavity walls) or solid timber) who wish to improve the energy efficiency and environmental performance of their building. Where applicable to their circumstances, residents are encouraged to look this up. The guide adopts a whole building approach to identifying the best solutions for retrofitting a traditional building and improve its energy and environmental performance. <https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs/>

### Policy intent:

- 5.17.20 Policy BUX 17 expects new development proposals in the parish to make a meaningful contribution to decreasing the carbon footprint of the built environment.

## Policy BUX 17: Delivering sustainable design

1. As appropriate to their scale, nature and location, development proposals should incorporate the principles of climate change mitigation and adaptation. This means adopting design and construction approaches that deliver low or zero carbon homes and buildings that demonstrate sustainable use of resources and high energy efficiency levels.
2. Development proposals should be accompanied by a proportionate Sustainability Statement that outlines how a scheme:
  - a) minimises demand for energy through site orientation and design;
  - b) maximises energy efficiency through design (e.g. insulation, airtightness, mechanical ventilation with heat recovery);
  - c) achieves carbon dioxide reduction through the above measures, and through the incorporation, wherever possible and if applicable, of renewable and low carbon energy sources; and
  - d) minimises water usage.



## THEME 6: ADDRESSING PARISH TRAFFIC ISSUES

### Objective 11: Protecting and improving routes for non-motorised vehicular travel (such as walking, cycling etc)

---

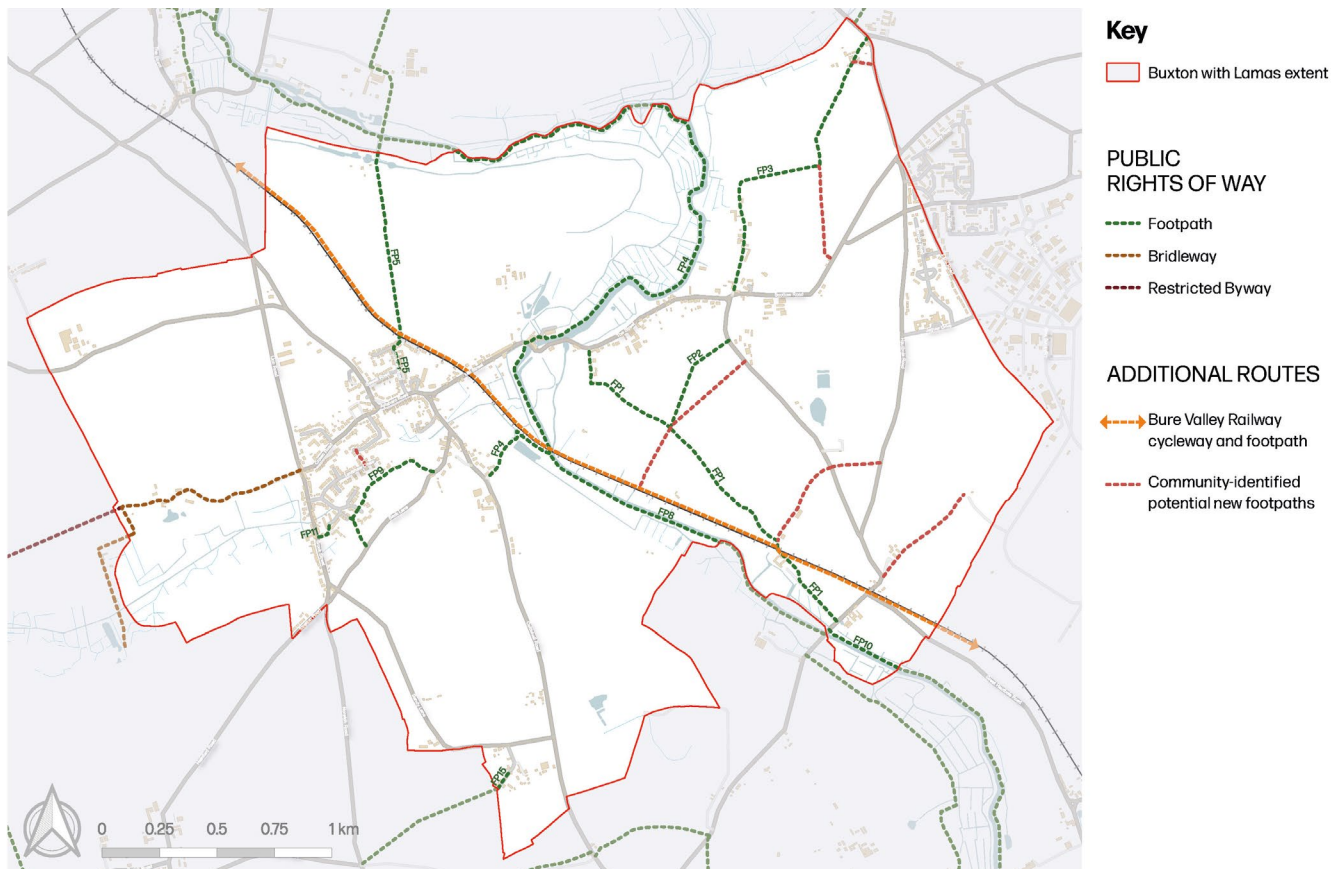
#### POLICY BUX 18: PROTECTING AND ENHANCING THE PROVISION AND QUALITY OF RURAL ROUTES FOR NON-MOTORISED USERS IN THE PARISH

##### Context and rationale:

- 5.18.1 The parish is fortunate to have infrastructure in place which provides opportunities for active travel. Active travel refers to modes of travel that involve a level of activity, such as walking, cycling and horse riding. It is a priority that this infrastructure is protected and improved.
- 5.18.2 The parish benefits from having an extensive network of rural routes, which provides good access to the open countryside. In addition, the Bure Valley Path (a nine mile footpath and cycle path running from Aylsham to Wroxham) cuts through the centre of the parish.
- 5.18.3 As part of preparing the Neighbourhood Plan a number of opportunities to improve access to rural routes have been identified. These are illustrated on Map 20.
- 5.18.4 The parish favours the re-alignment and extension of Footpath (2). This entails applying for permission to re-align Footpath (2) 125 metres to the south east, so that it follows an existing farm vehicle track, removing the bisection of two fields used for arable crop production, and extending it to join the Bure Valley Path. The benefits are to provide walkers with a further section of country footpath, creating a 'loop' which better serves walkers and removing the unnecessary bisection of agricultural land.

##### Policy intent:

- 5.18.5 To protect and enhance the provision and quality of rural routes for non-motorised users in the parish.



**Map 20: Public rights of way.**

*Note: Footpaths 12, 13 and 14 are shown on this map but not labelled. The Definitive Map can be viewed online at <https://maps.norfolk.gov.uk/definitivemaps/TG22SW.pdf> and <https://maps.norfolk.gov.uk/definitivemaps/TG22SE.pdf>*

*© Crown copyright and database rights 2023 OS 100030701. Use of this data is subject to terms and conditions.*

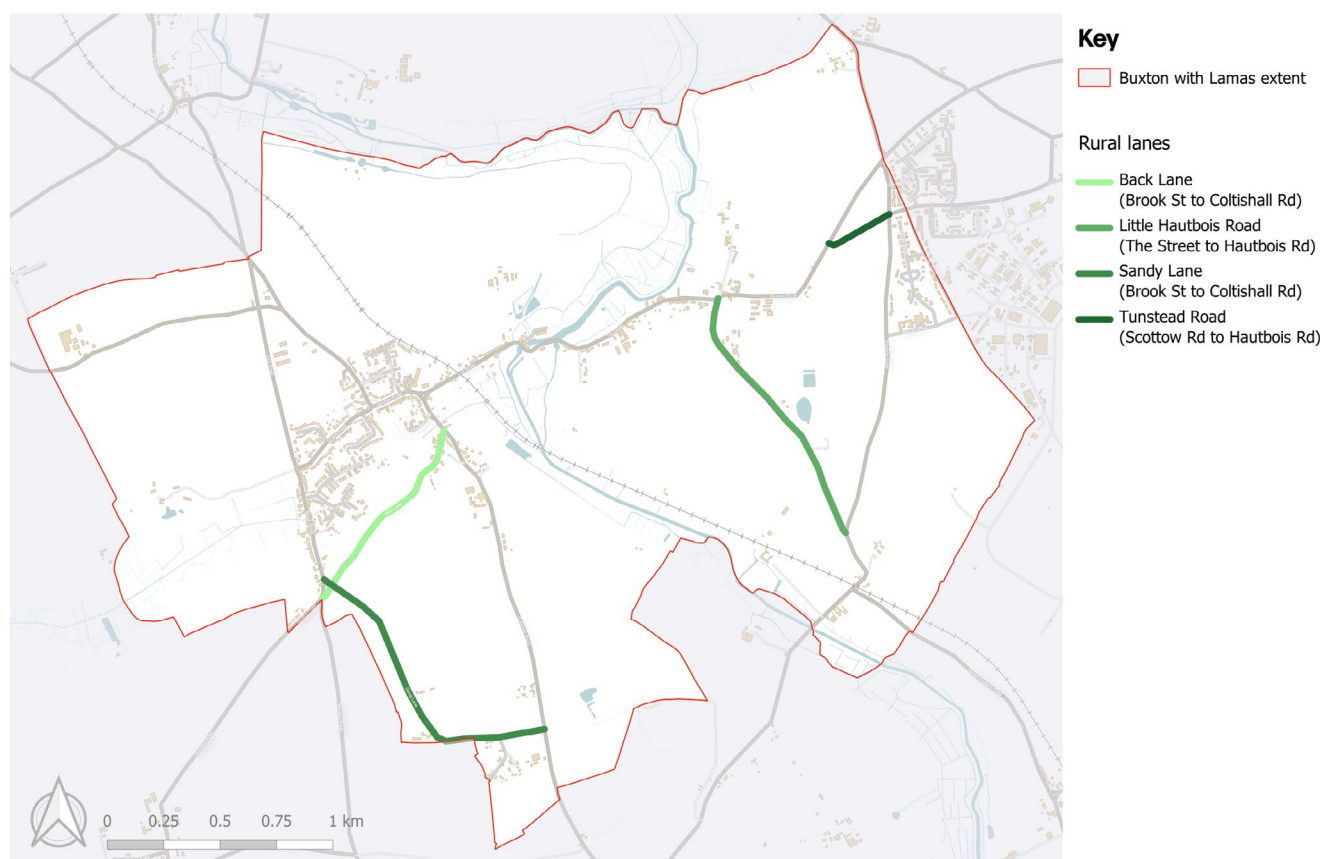
## **Policy BUX 18: Protecting and enhancing the provision and quality of rural routes for non-motorised users in the parish**

1. The Public Rights of Way network (PROW), shown on Map 20, is valued in providing important outdoor recreational opportunities. Development proposals should safeguard and, where practicable, enhance the network. Where opportunities arise, development proposals should create links into the existing PROW network and to the community-identified potential new footpaths as shown on Map 20.
2. The design and layout of development proposals that will be visible from a PROW should be arranged so that visual amenity from the PROW is maintained and, where practicable, enhanced.
3. Development proposals which would unacceptably detract from the amenity value of the PROW network either through their interruption to the network, or through proposals which impact on its public enjoyment, will not be supported.

## POLICY BUX 19: RURAL LANES

### Context and rationale:

- 5.19.1 There are four rural lanes in the parish which provide residents and visitors with access to a particularly tranquil and rural environment. These are:
- ▶ **Back Lane.** Part of a circular route for Buxton residents. Edge of settlement boundary with open countryside to the south and hay field to the north. Part of a circular route (used on a frequent basis by many residents as indicated as part of consultation work) and includes a Locally Iconic View across the hay field towards St. Andrew's Church. The lane leads to The Dell, a publicly accessible area of open woodland. The lane is suitable for horses, pram, mobility scooters and wheelchair access. As the lane continues, Tower House and Birds Place Farm come into view at its entrance.
  - ▶ **Sandy Lane.** This lane connects The Heath with the main settlement. It starts at a small cluster of farm houses on the Coltishall Road, passes the edge of The Heath settlement and follows down a small incline into Brook St, passing an area known as Gallows Hill. The lane is suitable for horses, prams, mobility scooters and wheelchair users.
  - ▶ **Tunstead Road between Scottow Road and Badersfield.** This short, narrow lane connects Lammas with Badersfield. It is primarily used by local traffic, however due to its width and dog-leg turn at Scottow Road, there is often risk of conflict between motor vehicles and non-motorised travel, i.e. cyclists and pedestrians/dog walkers.
  - ▶ **Little Hautbois Road between Lammas and Little Hautbois.** This is a long, quiet, single track lane that also serves as an important agricultural access and is unsuitable as a general 'cut-through' road. The lane is used by dog walkers and cyclists.
- 5.19.2 A community project (see Chapter 6) is identified as part of this NP to see if these rural lanes could be designated as "Quiet Lanes" in accordance with the Transport Act 2000 and the Quiet Lanes and Home Zones Regulations 2006.



© Crown copyright and database rights 2023 OS 100030701.  
[Use of this data is subject to terms and conditions.](#)

Map 21: Rural lanes

## Policy intent:

- 5.19.3 To preserve the tranquillity and amenity value of the rural lanes in the parish.

### Policy BUX 19: Rural lanes

1. The rural lanes listed below are recognised for their tranquil character and amenity value which they provide for non-motorised users. These features should be maintained or strengthened.
  - a) Back Lane
  - b) Sandy Lane
  - c) Tunstead Road between Scottow Road and Badersfield
  - d) Little Hautbois Road between Lammas and Little Hautbois.
2. Development proposals which impact on these rural lanes should maintain or enhance their rural character and biodiversity value and the conditions for non-motorised users.

**Objective 12: Our village streets will be easy to navigate and feel like safe places for people as well as routes for cars**

**Objective 13: Address (as far as is within the scope of our NP) existing issues relating to movement (via all modes) of people in, around and through the settlement**

### POLICY BUX 20: MAINTAINING AND CREATING WELL-CONNECTED NEIGHBOURHOODS

#### Context and rationale:

- 5.20.1 At every consultation held for the neighbourhood plan, residents have expressed a great deal of concern with respect to traffic volumes and speeding. Areas of particular concern have been identified in Buxton at Brook Street/Lion Road, Coltishall/Aylsham Road, Mill Street, along The Street, Lammas and Hautbois Road, Little Hautbois.
- 5.20.2 Many of the traffic concerns are beyond the reach of this NP. The NP cannot for instance, influence through traffic which is generated from development happening outside the parish. For such proposals, parish residents and the Parish Council should seek to respond or object to planning applications with the relevant local authority (e.g with Broadland District Council or North Norfolk District Council), The NP can have a say about the impact of development proposals in the parish.
- 5.20.3 The design and layout of new development proposals coming forward in the parish should prioritise the safe movement of people over the movement of cars and should ensure that, on and off-street parking demand is properly planned and sensitively designed in.
- 5.20.4 As part of preparing the NP, residents have expressed concerns about the residential development which had been proposed on land east of Lion Road (a development of approximately 20 homes). The Local Plan lacks clarity on how vehicular access is to be provided to this site. Residents consider that access should be via Lion Road, as originally envisaged, rather than via opening up the existing cul-de-sac along Mead Close;

an option which would simply result in an overly long cul-de-sac route, lacking permeability and offering only one travel route into and out of the site. The provision of a pedestrian or cycle link from the new site to the rest of the village, for example through Balay Park, or through Mead Close would be supported, if designed well, as this would offer an active travel route from the residential area directly to village services.

**Policy intent:**

- 5.20.5 To ensure the needs of pedestrians and non-motorised users are prioritised over motorised users when new development comes forward.

**Policy BUX 20: Maintaining and creating well-connected neighbourhoods**

1. As appropriate to their scale, nature and location, the design and layout of development proposals should incorporate direct, safe, and attractive walking and cycling routes (including adequate pavement or footpath provision) within the scheme and utilise opportunities to link directly with neighbouring areas and village shops and services.
2. Where a development scheme involves the creation of new streets or roads, those routes should be laid out in a permeable pattern. Cul-de-sac development will only be supported where it is short and, wherever practicable, provides pedestrian links that are overlooked with an active frontage.
3. Development proposals which would result in a poor pedestrian connectivity to neighbouring areas, shops, services, and schools will not be supported.



---

## POLICY BUX 21: MANAGING AND MITIGATING THE ADVERSE IMPACTS OF INCREASED TRAFFIC MOVEMENTS ON THE PARISH ENVIRONMENT

### Context and rationale:

- 5.21.1 The NP can also have a say highlighting the types of traffic movement which could have adverse impacts on road safety, the parish environment and residential amenity.
- 5.21.2 Residents are concerned about HGV traffic generated from the Mayton Wood Quarry, located away from the settlements and in the south-eastern part of the parish. The site is allocated in the Minerals Site Allocations Development Plan Document and the Waste Site Allocations Development Plan Document for use as a mineral extraction and inert landfilling respectively.
- 5.21.3 In June 2021 consent was granted by Norfolk County Council (the Minerals and Waste Planning Authority) for the extension of the existing quarry to extract 1.45 million tonnes of sand and gravel and the importation of inert materials for restoration and recycling (FUL/2019/0043). As part of this consent, a routing strategy was conditioned that would result in HGV traffic not being directed along the village roads (e.g. Sandy Lane), or through Buxton village. The permitted access to Mayton Wood Quarry is on to the C494 Coltishall Road.
- 5.21.4 Any development proposals which would result in an inappropriate traffic burden along the rural roads and/or through the various settlements will not be supported.

### Policy intent:

- 5.21.5 To ensure that any proposals coming forward in the parish are assessed for traffic impacts and to ensure proposals do not have unacceptable road safety or residential amenity impacts.

### **Policy BUX 21: Managing and mitigating adverse impacts of increased traffic movements on the parish environment**

1. Development proposals should be designed to respond positively to road safety for all users, especially non-motorised users such as pedestrians, users of mobility scooters, cyclists, and horse-riders.
2. Development proposals which would have an unacceptable impact on road safety and residential amenity through traffic generation, and which cannot be appropriately mitigated, will not be supported.

# THEME 7: SUSTAINABLE LOCAL ECONOMY AND COMMUNITY FACILITIES

**Objective 14: Support the local economy and businesses and help them thrive while protecting residential amenity and encouraging them to be more environmentally sustainable**

## POLICY BUX 22: SUPPORT FOR RURAL BUSINESSES

### Context and rationale:

- 5.22.1 Parish businesses include the local shop/post office, hairdressers, care homes, farms, bed and breakfasts, local tradespeople such as electricians, farming and agriculture, tourism and more. Together, they contribute to the vibrancy of the place and provide a source of employment.
- 5.22.2 Rural businesses are supported in this plan. However, it is important that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and takes opportunities to be more environmentally sustainable (for example by prioritising access to non-motorised users wherever appropriate).
- 5.22.3 Policy BUX 22 offers support to new businesses subject to a series of criteria. Proposals could include:
- ▶ new office accommodation<sup>14</sup>, including serviced offices, that is suitable for micro-businesses;
  - ▶ research and development of products or processes or any industrial process;<sup>15</sup>
  - ▶ services (such as professional or financial) open to visiting members of the public;<sup>16</sup> and
  - ▶ training in traditional and rural crafts.
- 5.22.4 Where development proposals are located outside the Buxton settlement boundary, **Policy BUX 1** will apply.

### Policy intent:

- 5.22.5 To support rural businesses in the parish and provide clarity on requirements for new proposals.
- 5.22.6 Other policies in this plan that would apply to commercial, business or services uses include:
- ▶ **Policy BUX 5: Protecting residential amenity**
  - ▶ **Policy BUX 4: Development and design**
  - ▶ **Policy BUX 11: Conserving and enhancing heritage in the parish**
  - ▶ **Policy BUX 17: Delivering sustainable design**

---

14 amended) Currently falling into Class E (g) (i) in the Use Classes Order (Town and Country Planning (Use Classes) Order 1987 (as amended)

15 amended) Currently falling into Class E (g) (ii) in the Use Classes Order (Town and Country Planning (Use Classes) Order 1987 (as amended)

16 amended) Currently falling into Class E (c) in the Use Classes Order (Town and Country Planning (Use Classes) Order 1987 (as amended)

## Policy BUX 22: Support for rural businesses

Development proposals for Commercial, Business and Services use<sup>17</sup> that help to encourage and support small business in the parish, and are of a scale proportionate to meeting the local business or commercial needs of the parish, will be supported where:

- a) they are consistent with other policies in this plan; and
- b) they are provided with off-street parking that meets the needs of the development wherever possible.

---

## POLICY BUX 23: BURE VALLEY BUSINESS CENTRE

### Context and rationale:

- 5.23.1 The Bure Valley Business Centre is located off The Street in Lammas opposite the water meadows. It is home to 11 business units.
- 5.23.2 The original permitted use on the site was for light industry only. Under today's Use Classes Order this would mean office use or the research and development of products and processes of any industrial processes but only where these can be carried out without causing detriment to the amenity of the area.
- 5.23.3 Over a long period of time, the uses on parts of the site have evolved into uses more associated with general industry (B2). This is a problem since the site is adjacent to a grade II listed building and residential properties along the street. Today the site can be a cause of nuisance relating mostly to light and noise nuisance and general disturbance as a result of the use of the land.
- 5.23.4 Generally speaking, the buildings are in a poor state of repair and the operating units have only limited facilities. To succeed as a successful local business site that can compete with the Scottow Business Centre in the neighbouring parish, the site requires substantial investment.

### Heritage and character:

- 5.23.5 The site frontage onto The Street comprises an old flint wall of the barn which adds character to the area and contributes to the setting of neighbouring listed buildings. The site itself includes part of an old burial ground, taken over by the Quakers and where members of the Wright family of Buxton and Anna Sewell are interred.

### Policy intent:

- 5.23.6 The intention with Policy BUX 24 is to support the continued use of the site for employment uses while also protecting residential amenity and addressing existing residential amenity issues arising from this site.
- 5.23.7 Due to the sensitivity of this site, the Parish Council suggests that comprehensive redevelopment schemes or schemes that include residential development should be informed by meaningful pre-application community engagement. This approach should be demonstrated through the submission of a community engagement statement, detailing the pre-application engagement activity with the community and wider stakeholders.

---

<sup>17</sup> Currently falling into Class E in the Use Classes Order (Town and Country Planning (Use Classes) Order 1987 (as amended)).

- 5.23.8 In addition, due to possibility of the land being contaminated by historic activity on the site the fourth part of the policy advises about the need for site investigation works. The site investigation information (as described in the Glossary) should follow the NPPF 2023 requirements. The purpose of this approach will be to identify any risks to human health, the natural environment and water quality. Where contamination is found that could pose an unacceptable risk to people's health, the natural environment or water quality, planning conditions will be imposed to ensure the necessary remediation measures take place and to ensure the site is suitable for the proposed use and the development can proceed safely.
- 5.23.9 New residential uses on the site will only be permitted as enabling development to support the regeneration of this site and deliver new employment uses supported in this policy.
- 5.23.10 Other policies in this plan would apply to development proposals coming forward on the site. This includes:
- ▶ **Policy BUX 4: Development and design**
  - ▶ **Policy BUX 5: Protecting residential amenity**
  - ▶ **Policy BUX 11: Conserving and enhancing our heritage assets**
  - ▶ **Policy BUX 15: Protecting water quality and managing surface water responsibly**
  - ▶ **Policy BUX 16: Protecting and enhancing our valued water meadow landscape**
  - ▶ **Policy BUX 17: Delivering sustainable design**
  - ▶ **Policy BUX 23: Support for rural businesses**



**Map 22: Bure Valley Business Centre location and site**

© Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions.](#)

## Policy BUX 23: Bure Valley Business Centre

1. The Bure Valley Business Centre (as shown on Map 22) is retained for employment uses. Development proposals for other or alternative uses that are compatible with neighbouring residential uses will be supported where they are consistent with other development plan policies, including Policies BUX 18-21 of this Plan. Other uses could include:
  - i) new office and research and development uses,
  - ii) offices for startups,
  - iii) co-working spaces and live-work units,
  - iv) renewable energy or communal energy generation projects,
  - v) café/small specialised retail, or
  - vi) education and/or community uses.
2. Any redevelopment scheme for the Business Centre should be design-led and deliver a sensitive scheme which respects the existing surroundings and positive features. This means:
  - a) Retaining the attractive frontage to The Street provided by the red brick/ flint rubble walls and roofs of the existing building, so that the North Norfolk street feel is maintained and enhanced.
  - b) Conserving and enhancing the significance of the adjacent Grade II listed building, the Former Friends Meeting House, and its setting in line with **Policy BUX 11** in this plan.
  - c) Ensuring building heights and layouts result in a scheme that takes account of the elevated position of the site relative to The Street, continues to be sympathetic to the attractive historic buildings fronting onto The Street, and respects the open aspect of the water meadows opposite.
  - d) Recognising the water meadows opposite as a valued landscape feature and an essential flood management asset in the parish. Surface water run-off from the site must be appropriately managed in line with **Policy BUX 14**.
  - e) Taking account of the neighbouring residential properties and complying with **Policy BUX 5** in this plan.
3. Subject to any new residential development undertaking the necessary impact assessments and not prejudicing the primary function of the site for the purpose of employment, a limited number of residential units (including live/work units and building conversions), will be supported where:
  - a) this is needed to make the employment uses supported in this policy viable;
  - b) it helps to meet the policy objectives of this plan and deliver overall benefits to the community (for example, affordable housing to meet the needs in the community, local employment opportunities, provision of local services, renewable energy infrastructure that can help lower the carbon footprint of the parish).

### Contamination

4. Development proposals at the Business Centre should be accompanied by a proportionate site investigation and risk assessment. Development proposals which would lead to the future contamination of the site or elsewhere will not be supported.



## Objective 15: Sustain, support and seek improvements in provision of community facilities

### POLICY BUX 24: BUXTON WITH LAMAS COMMUNITY INFRASTRUCTURE PRIORITIES

#### Context and rationale:

- 5.24.1 The adopted Local Plan for the area already includes planning policies which serve to protect existing community facilities and encourage new facilities. This includes:
- ▶ Development Management DPD: Policy CSU2 Loss of community facilities or local services
  - ▶ Development Management DPD: Policy CSU1 Additional community facilities
  - ▶ GNLP Policy 2: Sustainable communities.
- 5.24.2 The principal shortfalls in community facilities in our parish are:
- ▶ Public toilets
  - ▶ Improved phone/broadband connection
  - ▶ Sustainable drainage / schemes which reduce flood risk in those areas of the parish susceptible to flooding
  - ▶ Improved public transport, particularly bus routes to Aylsham covering the majority of the parish
  - ▶ Electric vehicle charging points
  - ▶ Traffic calming and reduction in speeding
  - ▶ Enhancement of facilities at Buxton School if required by the School
  - ▶ Improvements to / maintenance of the picnic area at Buxton station, Bure Valley Railway
  - ▶ New Balay Park Pavillion
  - ▶ Car parking improvements (Buxton Village Hall, Bure Valley Railway station, and Balay Park)
  - ▶ Water infrastructure maintenance (footbridges over footpaths, river banks, weirs, and culverts)
- 5.24.3 To support housing growth, developers can be asked to provide contributions for infrastructure such as community facilities. In Broadland District, there is a Community Infrastructure Levy (CIL) in place. This is a fixed charge that is paid by the developer to fund infrastructure.
- 5.24.4 This is the principal means through which development contributes to infrastructure across Broadland.
- 5.24.5 The majority of the CIL is collected from Broadland, South Norfolk and Norwich City Councils and is pooled into the Greater Norwich Infrastructure Investment Fund (IIF). This fund is used to support a list of infrastructure projects which are kept up to date at <https://www.greaternorwichgrowth.org.uk/what-we-do/growth-programme/>
- 5.24.6 Town and parish council's receive 15% CIL funds which are raised from development in their area and a further 10% will be received in areas which have an adopted neighbourhood plan.
- 5.24.7 Even with the CIL being in place, there may be circumstances where a development proposals require infrastructure provision directly as part of a scheme via a planning obligation. This can be the case where the infrastructure is necessary to make an otherwise unacceptable scheme acceptable. This often applies with highway improvements triggered by development. The provision of additional or improved community infrastructure could fall into this category.
- 5.24.8 Community infrastructure could also be delivered as part of a scheme itself on the basis that the scheme couldn't work or function without it. An example is the provision of public open space as part of a residential scheme.

## Policy intent:

- 5.24.9 To highlight the community infrastructure priorities in the parish and ensure this are considered in the decision making process.

### **Policy BUX 24: Buxton with Lamas community infrastructure priorities**

Development proposals which help to deliver new and improved community infrastructure in the parish will be supported where they:

- a)** Accord with other provisions in the development plan.
- b)** Are consistent with the community infrastructure priorities and shortfalls identified in the supporting text to this policy.

## 6 Community projects falling outside the scope of this plan

### 6.1 Health

- 6.1.1 Some people replying to engagement exercises commented on their desire for more NHS primary care provision (GP services, pharmacies, opticians, dentists.) However, it is also acknowledged that in reality a GP surgery would likely be forthcoming only with large scale developments beyond that which the parish would welcome. For example, a new branch GP surgery has been planned at Rackheath, to support upwards of 4,000 new homes.
- 6.1.2 Pharmacists, dentists and opticians, as private contractors with different NHS contracts to GP practices, have the option of establishing in the parish if it was a sound business proposal.
- 6.1.3 Any future identifiable opportunity to support increased provision of primary care within the parish may be an appropriate issue for the Parish Council and residents to consider if it arises.

### 6.2 Community

- 6.2.1 Any development likely to increase numbers of young people should take into account the needs of children and youth through the improvement and increase of facilities and amenities. These could provide opportunities for community projects such as:
- ▶ Provision of further facilities to Buxton Primary School should this be in an acceptable location, desired by the school and be self resourcing (i.e. to not place any further resource burden on the school unless it is paid for).
  - ▶ To identify areas of community space and where necessary introduce them, to increase their use and amenity value.
  - ▶ To develop more areas of open exercise for all ages of all four communities where they have access to outdoor gym equipment, cycling, walking and sports facilities to encourage and improve the health and wellbeing of local people and visitors.
  - ▶ To provide accessible public toilet facilities to service key recreation areas in the villages and allotments.

### 6.3 Sustainable drainage

- 6.3.1 There are parts of the proposed Growth Areas where land drains are fundamental to layout design and geo-technical surveys will be needed.
- 6.3.2 Where it is feasible, sustainable drainage schemes should be used to provide wildlife areas, linking where possible with the biodiversity of existing natural environment areas, wildlife sites, footpaths, bridlepaths, becks and river banks. These should be designed with the appropriate level of percolation and safety in mind and as an integral part of the green infrastructure.

### 6.4 Broadband provision

- 6.4.1 Improved broadband infrastructure should be continually updated to guarantee the fastest available speed and thus assist with community integration and business activity.

## 6.5 Private vehicle traffic

- 6.5.1 **Policy BUX 21: Managing and mitigating the adverse impacts of increased traffic movements on the parish environment** addresses developments that could have an adverse impact on road safety, the parish environment and residential amenity.
- 6.5.2 To support BUX 21, and to respond further to the desires of members of the community expressed at Neighbourhood Plan engagement events, ongoing consideration of traffic and parking issues is a parish priority.
- 6.5.3 Buxton with Lamas Parish Council is actively engaged with traffic issues in the village, principally speeding and traffic volumes. These issues affect all four communities of Buxton, Lammas, Little Hautbois and Badersfield.
- ▶ The parish has no A or B designation roads (see below); at the time this plan was developed a plan was being put together to show the status of all of our roads with regard to safety for walking, horse riding, and cycling (cycling to be targeted towards school and shopping trips rather than sportive cyclists). This plan intends to address most of the items listed, it will not be able to prioritise them but will be a 'wish list' for use over the next few years
  - ▶ Traffic calming measures should be undertaken eg. speed limit reductions, vehicle size limits and weight restrictions.
  - ▶ A 20mph limit through Lammas and bridge restrictions at the Mill will be the first phase.
- 6.5.4 Of particular attention at the time of this report's development, and issues raised by villagers were:
- ▶ Parking issues associated with pick up and drop off of children at Buxton School
  - ▶ Congestion around Buxton Mill bends
  - ▶ Traffic and parking management along parish through-routes
  - ▶ Continued discouragement of large/heavy vehicles (particularly a problem with large agricultural vehicles along Mill Street, Buxton and The Street, Lammas)
  - ▶ Inappropriate use of the green at Buxton Mill for parking
  - ▶ Traffic calming street furniture
  - ▶ Monitoring of speeds along Aylsham Road, Lion Road, Coltishall Road and Mill Street in Buxton
  - ▶ Proposal to change priority at the junction of Lion Road and Cawston Road
  - ▶ Excess speeds in Back Lane, Buxton
  - ▶ Excess traffic and speeds on Brook Street and inappropriate use as a straight-line through-route between Frettenham and Aylsham.
- 6.5.5 Highways diverted the B1354 between Aylsham and Coltishall some years ago by signposting it south on the A140 from Aylsham then left into Waterloo Road and then directly east to Coltishall. In doing this the section of Waterloo Road to Coltishall was not brought up to the standard of at least a B road and it remains still quicker and easier for Coltishall-bound traffic to come through Buxton. Some widening and resurfacing has been done recently on the narrowest section but further necessary changes are:
- ▶ Left turn priority after leaving Coltishall westwards to approach Waterloo Road.
  - ▶ Straight ahead priority when crossing the Frettenham to Buxton road.
  - ▶ Traffic lights or a roundabout at Waterloo Road junction with the A140.
- 6.5.6 All the above are known to the parish council and should be continually monitored and addressed where possible, specifically working with Norfolk County Council Highways Team to ensure safer, quieter streets if possible.

## 6.6 Public transport

- 6.6.1 Parts of the parish have public transport links, chiefly bus services to Norwich and North Walsham.
- 6.6.2 A worthwhile community project would be to undertake a survey of public transport needs/desires to gauge support for enhancing services.

## 6.7 Quiet Lanes

- 6.7.1 **Policy BUX 19: Rural lanes** identifies three lanes that could be suitable for designation as Quiet Lanes in accordance with the Transport Act 2000 and the Quiet Lanes and Home Zones Regulations 2006. Quiet Lanes have been successfully introduced in North East Norfolk and parts of Suffolk, through collaborations between local authorities, parish councils and volunteers, and following a dedicated consultation and application process. A project to accomplish designation of the identified lanes in Buxton with Lamas would be welcomed.

## 6.8 Public footpaths

- 6.8.1 **Policy BUX 18: Protecting and enhancing the provision and quality of rural routes for non-motorised users in the parish** recognises the importance of public footpaths.
- 6.8.2 Specifically: The parish favours the re-alignment and extension of Footpath (2). This entails applying to re-align Footpath (2) 125 metres to the south east, so that it follows an existing farm vehicle track, removing the bisection of two fields used for arable crop production, and extending it to join the Bure Valley Path. The benefits are to provide walkers with a further section of country footpath, creating a 'loop' which better serves walkers and removing the unnecessary bisection of agricultural land.
- 6.8.3 Informal, verbal discussions with the landowner have already taken place and they would be pleased to allow the above proposal to be proceeded with. It is therefore proposed the parish council leads or commissions a project to formalise discussions and apply to the necessary authorities for Footpath (2) to be re-aligned and extended.
- 6.8.4 Further opportunities exist as marked on the **BUX 19** footpaths map to negotiate with landowners and create additions to the footpath, bridleway and rights of way networks.

## 6.9 Supporting local businesses

- 6.9.1 **Policy BUX 22: Support for rural businesses** seeks to support the local economy and businesses and help them thrive while protecting residential amenity and encouraging them to be more environmentally sustainable.
- 6.9.2 A vibrant local business scene reduces the need for residents to travel outside the parish for employment, services and amenities, thereby increasing the feasibility of active travel options and potentially helping alleviate some of the traffic and parking pressures in the neighbourhood (Theme 6).
- 6.9.3 The parish is home to a wide variety of small businesses, often operating from domestic premises. These include building trades, services, retail and consultancies. The parish also has a thriving convenience store, fish and chip shop, care homes, accommodation and leisure businesses, plus the Bure Valley Business Centre in Lamas which is the subject of a specific policy: **BUX 24**.
- 6.9.4 The parish has ample scope to develop and support local small businesses, ie:
  - ▶ Encouraging businesses and pop-up projects that may encourage people or businesses to locate in the parish (subject to the protection of local amenity provided for in **BUX 4**, **BUX 5**, **BUX 11** and **BUX 17**).
  - ▶ Paying particular attention to how traditional community retail services such as butchers, bakers etc can be attracted to the parish.
  - ▶ Encouraging, via Policy **BUX 23**, the use of Bure Valley Business Centre for community-minded



businesses, i.e. those which employ people living in the parish or that provide services to the parish.

- 6.9.5 Supporting development of broadband services and phone signal quality will be an essential element of this ambition.

## 6.10 Maintenance of Bure Valley Railway

- 6.10.1 The Parish Council will seek to cooperate further with Broadland District Council and Bure Valley Railway in relation to the maintenance of both the railway and the adjacent footpath, specifically with regard to fencing, hedges and tree conservation and the impact of this on local biodiversity.

## 6.11 Maintenance of water management infrastructure

- 6.11.1 **Policy BUX 14: managing surface water responsibly** and **Policy BUX 15: protecting and enhancing our valued water meadow landscape** both depend on good maintenance of key water management infrastructure such as:

- ▶ weirs to move water from various levels within the water meadows;
- ▶ culverts/pipes to drain water under roads or gardens are neither broken nor silted up;
- ▶ bank protection is designed to mitigate and manage animal activity (domestic and wild);
- ▶ footpath bridge maintained to ensure people can pass safely through the water meadows.

- 6.11.2 **Policy BUX 18: protecting and enhancing the provision and quality of rural routes for non motorised users in the parish** also requires the footpath bridges to be maintained through the following actions:

- ▶ non-slip surfaces are maintained and do not cause a hazard;
- ▶ mud and silt are kept clear of the wood surfaces so they do not rot;
- ▶ handrails and steps are well maintained with rotten planks being replaced.

- 6.11.3 The Parish Council will seek to cooperate further with Broadland District Council, Internal Drainage Board, Environment Agency, Buxton Mill residents, land owners and community conservation groups, in relation to the maintenance of both the water management infrastructure and the related footpaths and any innovations that could increase flood risk resilience.

# 7 Monitoring and delivery

---

- 7.11.1 The Neighbourhood Plan covers the period 2024 to 2038. It is essential to the long-term success of the Plan that developments in all four villages are scrutinised and monitored and reviewed against the Plan's objectives, and against the policies designed to implement them, and that the Plan itself is reviewed when necessary.
- 7.11.2 To this end, the following undertakings were agreed by Buxton with Lamas Parish Council in October 2023 and ratified at the subsequent meeting of the council on November 20th 2023. The whole council is responsible for fulfilling these commitments.
- 7.11.3 Buxton with Lamas Parish Council undertakes to:

## Delivery

---

- a) scrutinise each planning application against a check sheet to be developed by the council;
- b) ensure the plan is deployed where required during meetings;
- c) keep under review the community projects set out in Chapter 6: Community projects which fall outside the scope of this plan;
- d) ensure the plan is on the council website and promote it annually in The Round;
- e) ensure new councillors, district councillors and any other parties are given a copy of the Plan, at least digitally, during induction and are guided on the role of this plan in the parish;
- f) have a paper copy of the plan available at all meetings of the council, at request, for members and the public to read or refer to;

## Monitoring

---

- g) monitor the planning decisions by the local planning authority with respect to the use of the NP policies, follow up where necessary and maintain an audit for the purpose of reporting back to the Parish Council (see 8 below);
- h) report annually on the effectiveness of the plan, for example with metrics and commentary on how and when it has been used, the outcomes and lessons learned (i.e. planning decisions made which either supported or did not support the policies within the plan); and

## Review

---

- i) review the NP when deemed necessary (either through annual reporting or in response to advice from Broadland District Council that changes to national/local planning require a review); and subject to resources being available.

# Glossary

## **Broadland District Council (BDC)**

The local government district in which the parish of Buxton with Lamas is located.

## **Broadland Landscape Character Assessment 2013 (Broadland LCA 2013)**

The Broadland Landscape Character Assessment was undertaken in 2013 by Chris Blandford Associates. It provides an assessment of landscape character across the district. It also seeks to provide a toolkit of guidance for use as part of the development management process, particularly helping to identify impacts from new development and potential mitigation measures. The assessment defines six landscape character area types across the district (River Valley, Woodland Heath Mosaics, Plateau Farmlands, Tributary Farmland, Wooded Estate Lands and Marshes Fringe) and, as further sub categories, 16 landscape character areas.

## **Choice-based lettings system**

A system administered by the local government district. It is designed to give people looking for a council home the chance to choose which council house or housing association property they want. It works on a bidding principle as and when properties become available.

## **Development plan**

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. As at 2024, the development plan in Buxton with Lamas comprises the Greater Norwich Local Plan, adopted in March 2024; and the Development Management DPD, adopted in 2015.

## **National Planning Policy Framework 2023 (NPPF)**

The NPPF sets out the government's planning policies for England and the government's requirements for the planning system.

## **Natural Flood Management (NFM)**

Natural Flood Management is a way of working with natural processes to help manage the risk of flooding to people and properties. It involves techniques such as slowing the flow and storing water where it's safe to do so until flood waters recede. It has many benefits for the environment such as creating and enhancing habitat for a variety of wildlife including fish, invertebrates, mammals and birds.

Natural Flood Management is only expected to have an impact during the more regular flooding events, with the types of features being trialled unlikely to have an impact during large events. However, the more of these features that are constructed in the catchment, the more of an impact they will collectively have in reducing flood risk to properties.

Source: <https://broadlandcatchmentpartnership.org.uk/initiatives/natural-flood-management/>

## **Internal Drainage Board (IDB)**

A public body that manages water levels in an area where there is a special need for drainage management.

## **Previously developed land**

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape. Definition as per NPPF 2023.

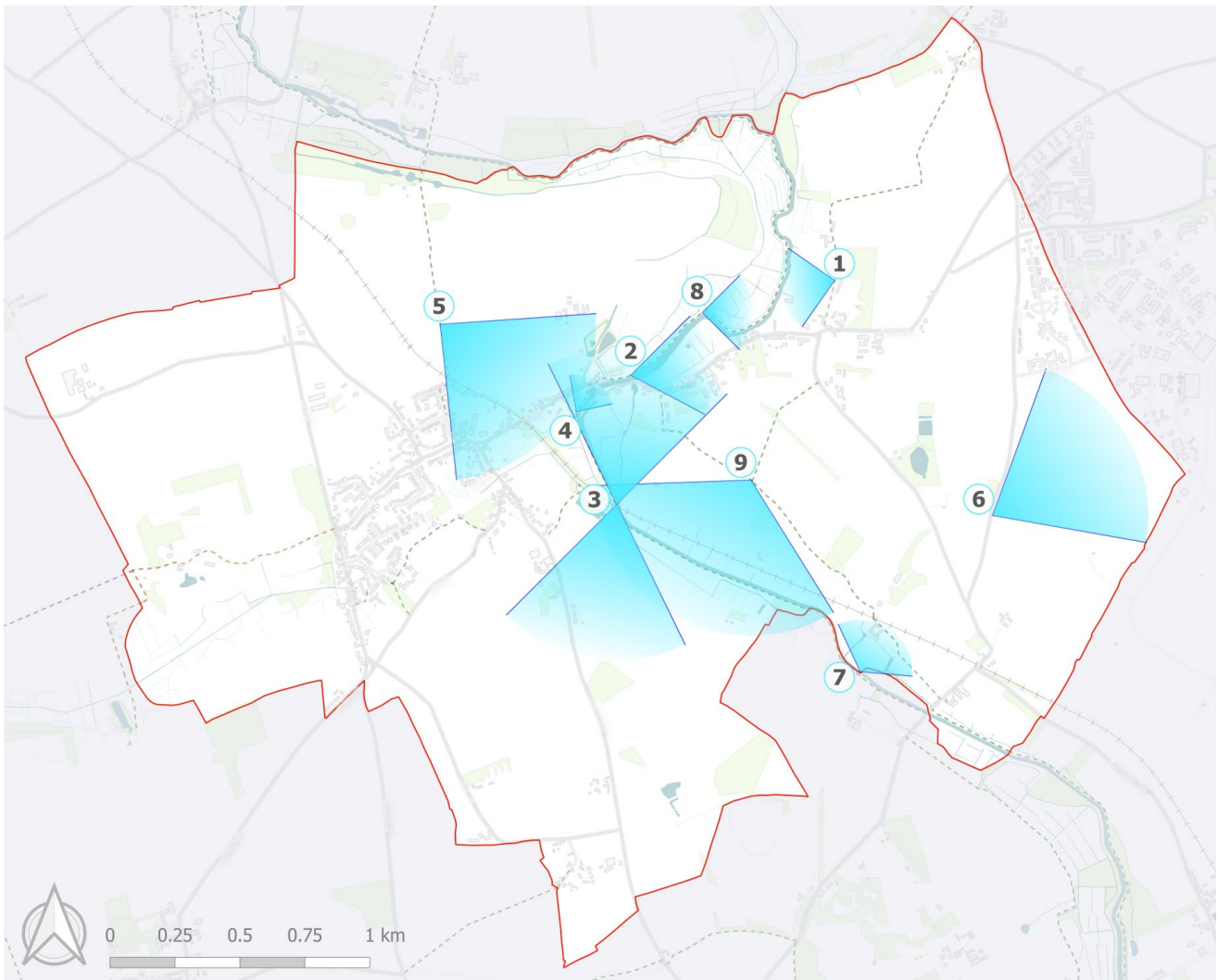
## **Site investigation information**

As per NPPF 2023: "Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 Investigation of Potentially Contaminated Sites – Code of Practice)."

# Appendix 1: Priority and Locally Iconic views

## 1 PRIORITY VIEWS - THOSE THAT NEED TO BE SAFEGUARDED

### Overview of Priority Views



*Note: Northings and Eastings have been obtained from the NCC Norfolk Highways (footpaths) Interactive map.*

**Priority View 1: Lammas Church**

Lammas Church and Water Meadows View: From Footpath 3 opposite Lammas Hall: E: 624698, N: 323261,

**Priority View 2: River Bure Lammas (I)**

River Bure and Lammas Water Meadows View 1: From Footpath 4, River Bure bank opposite the weir gate: E: 623957, N:322955

**Priority View 3: River Bure Buxton**

Bure River and Buxton Water Meadows Views from Pile Bridge: From Bure Valley Path at Pile Bridge: E:623888, N:322412

**Priority View 4: Buxton Mill**

Buxton Mill from the Water Meadows Downstream: From Footpath 4 bend in the path walking along the River Bure: E:623712, N: 322788

**Priority View 5: Back of Buxton Village**

Buxton Village from Oxnead Path Mound: From footpath 5, just before the top of the small incline that stops where four paths/tracks meet. E:623188, N:323225

**Priority View 6: Former RAF base**

Former RAF Coltishall Base from Little Hautbois Road: From the corner of a lane entrance along the road E:625253, N:322138

**Priority View 7: Hautbois Hall in Water Meadows**

Hautbois Hall in the Water Meadows from FP8: From just opposite Hautbois Hall, after the coppice and the other side of a pump. E:624837, N:321741

**Priority View 8: River Bure Lammas (II)**

River Bure and Lammas Water Meadows View 2: From Footpath 4 River Bure opposite the Lammas Hall meadow: E:624227, N:323166

**Priority View 9: Bure Valley View**

Bure Valley View from the Intersection of Footpaths 1 and 2: From the intersection of footpaths 1 and 2, down towards the River Bure. E:624388, N:322519



---

## Detailed descriptions of the 9 Priority Views

### VIEW 1: LAMMAS CHURCH

#### Lammas Church and Water Meadow View From Footpath 3 opposite Lammas Hall

##### Location

The main view point is from the track in front of Lammas Hall, looking down towards the river. This is also FP3.

##### Coordinates

E: 624698, N: 323261

##### Description

The view encompasses a copper beech tree in a paddock on the left, and the eye then is taken down to the Church with a boat house at the bottom. The view sweeps across the full extent of the water meadows in the background, then follows the River Bure away towards Oxnead.

##### Key features

The copper beech tree to the left looking down across the field is a significant feature of this view as is the Church and boat house area. This is an iconic view within Lammas which should be safeguarded.



## VIEW 2: RIVER BURE LAMMAS (I)

**River Bure and Lammas Water Meadows view from Footpath 4 along the bank of the River Bure opposite the weir gate**

### Location

Viewpoint from the footpath side of the River Bure, opposite the sluice gate, and equally from the road side of the Bure, with the Bure to your left. Footpath side of the view is larger, 180 degrees, and from the road it is more restricted to 150 degrees. FP4 – opposite sluice gate.

### Coordinates

E: 623957, N:322955

### Description

Standing on the bank of the River Bure, starting at the left with the footpath and stile in the distance with the water meadows behind, the eye moves to the line of trees and follows the edge of the water meadows round, some of the houses are seen in the distance, the other side of the road. The eye then picks out a few trees in the water meadows and takes the eye to the sluice gate on the right. If you turn round you have the River Bure flowing into the back of the mill and willows on the right bank.

### Key features

Unspoiled water meadows, a natural landscape which should remain devoid of manmade structures. Mature trees should be safeguarded where possible.



## VIEW 3: RIVER BURE BUXTON

### River Bure and Buxton Water Meadow Views From Bure Valley Path at Pile Bridge

#### Location

Standing on Pile Bridge, just at the far end gives you almost 270 degrees elevated view from the River Bure and water meadows (known locally as “Swan Meadows”) round down the track and then the River Bure to the right as it emerges under the bridge. The Bure Valley path is on the Pile Bridge

#### Coordinates

E:623888, N:322412

#### Description

Standing on Pile Bridge looking in the direction of Buxton Mill in the background, the River Bure is meeting its overflow beck at the bridge. The meadow is in front with lines of trees in the mid view.

Turn 90 degrees and looking down the line you see the Hautbois Hall water meadows in front with the Bure now to your right and the willow trees

Turn another 90 degrees and a line of trees fills the mid view with the pond and the farms far into the distance

#### Key Features

The white, boarded Buxton Mill with its three roof peaks, open grasslands with a tree line to the left in the distance. The main river from the right and a smaller stream to the left. River bank with low hanging trees and railway line in the foreground, with the large rectangular pond and tree lined paths.





## VIEW 4: BUXTON MILL

### Buxton Mill from the water meadow view from Footpath 4

#### Location

Walking along the Buxton Mill water meadows along FP4 with the River Bure to your right, the path turns and Buxton Mill is in its setting with the mill pond in front and the large heritage war defence blocks to the left. The viewing points is along FP4 at the bend in the path

#### Coordinates

E:623712, N: 322788

#### Description

Along the path through the water meadows, The Stables is on your left in the background just as you turn the corner and Buxton Mill starts to appear in view. Water pours in through the bridge openings under the Mill, depending on the season the waters will be high or low. The island with its tall trees is on the right, and so is the meandering River Bure.

#### Key Features

The white painted water mill is a feature of the village and is situated in open grassland.

There are three large square blocks of concrete to the side of the mill pool that seem out of place, but they are a legacy of the home defence in WWII. The island to the right with its tall trees is also a feature of this scene.



## VIEW 5: BACK OF BUXTON VILLAGE

Back of Buxton Village from Oxnead path mound at footpath 5.

### Location

Just before the top of the small incline that stops where four paths/tracks meet and a concrete pad, at the highest point of FP5 before the farm track turning, the view can be seen looking back down into Buxton towards Buxton Mill. The back of Mill Street houses and the former station house to the back of the houses at Stracey Road towards Balay Park can be seen.

### Coordinates

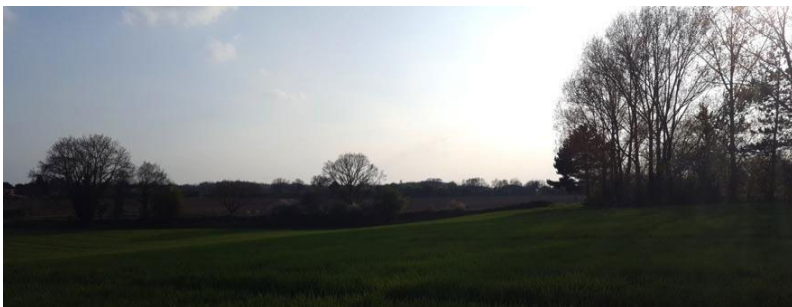
E:623188, N:323225

### Description

This is a 180 degree view. Down to the left following the line of trees that edge the field the white Mill can be seen in the distance above tree canopies. In the distance, moving to the right is St Andrew's Church and the school roof can be seen, the eye then picks up the railway line. Looking over to the far right the back of the houses of Stracey Road Buxton can be seen in the distance with fields in the foreground. You can just see Balay Park entrance.

### Key Features

To the right is Balay Park entrance through a gap in the hedge in the distance where it can just be made out. Tall trees line the tracks to the right and to the left of the view. The low lying roofs and back gardens of Buxton as well as the school and the Bure Valley Path and Railway ties the view together. Dominated by low buildings (2 storeys maximum) so that you can barely see the roofs above the hedgeline. Open fields in front give an unobstructed view.





## VIEW 6: FORMER RAF COLTISHALL

The former RAF base from Hautbois Road where there is a gap in the hedge.

### Location

Along the roadside from Little Hautbois going towards Badersfield, stopping at a lane entrance and where there is a gap in the hedge. View is 150 degrees.

### Coordinates

E:625253, N:322152

### Description

Heading towards Badersfield on Hautbois Road, about 30m past the junction with Little Hautbois Road. Looking across open fields towards the former runway.

There is a 180 degree view of the remaining structures from the former RAF Coltishall base, including the Grade II listed concrete blast shields, the white tower that housed the radar scanner, and the fire service tower.

### Key Features

Open fields in the foreground, sparsely spaced boundary oaks and concrete blast shields in the background. White tower and a fire service tower. Full view from the road with all features.



## VIEW 7: HAUTBOIS HALL IN THE WATER MEADOWS

From the middle of the River Bure, or alternatively from FP8 opposite the hall.

### Location

From the middle of the River Bure, stop just before the pump opposite the hall. Hautbois Hall can be seen with reeds in front and the wide river. To the left of the view the land rises and fields can be seen in the distance as the river bends. Alternatively, access is via the Little Hautbois Road taking Footpath 8 where it changes to Footpath 10. Take the route towards Little Hautbois Hall and along the River Bure (this viewing point is located just outside the village boundary).

### Coordinates

E:624753, N:321827

### Description

The view starts at the bend in the river to your left where the land starts to rise a little in the distance. Depending upon the season you will see flashes of yellow, green or brown of the fields between coppices of trees. Closer to the river bank are reeds. As you look ahead the chimneys of the back of the Hall emerge out of the sea of reeds and as you look to the right following the Bure down to Horstead a line of trees leads you to the horizon. The Hall is in its historic setting with the water meadow landscape to the right and in the foreground. The River Bure meanders from the left, in front and then leads you to the right.

### Key Features

Hautbois Hall with its chimneys and distinctive roof, a large natural reed bed in the foreground, with clumps of shrubs either side of the Hall. River bank in front of you, a small incline to the left with agricultural crops and coppice woodland in the background further up the incline.





## VIEW 8: RIVER BURE LAMMAS (II)

River Bure and Lammas Water Meadows from Footpath 4 along the bank of the River Bure as it bends and with the old boat house in front.

### Location

Viewpoint from footpath FP4 by the side of the River Bure, past the Mill, and stile.

### Coordinates

E: 624227, N: 323166

### Description

Standing on the northern bank of the River Bure, The view sweeps around clockwise around the water meadows and distant treescape, then picks up the buildings of Lammas, from Hall Farm to St Andrew's Church and around to Tanners Reach. The countryside and buildings complement each other as if very little has changed over centuries. Among the view of buildings are some of the landmark buildings of the village including Lammas Hall. The view also regularly features birds (herons, owls, buzzards) and other wildlife (swans, deer, otters).

### Key features

Unspoiled water meadows, a natural landscape which should remain devoid of manmade structures or interruption. Safeguard mature trees where reasonable.



## VIEW 9: BURE VALLEY VIEW

From the intersection of Footpaths 1 and 2, looking down into the valley below.

### Location

At the intersection of the two footpaths, 1 and 2, the 180 degree view is from the intersection looking down the incline facing the Bure Valley railway.

### Coordinates

E: 625253 N: 322138

### Description

One of the most arrestingly beautiful views of the Bure Valley in our Parish is found at this footpath intersection. It is much admired by walkers who visit via the footpath network. In the foregrounds are fields, and a line of hedgerow which indicates the line of the Bure Valley Railway. If your timing is right you can admire the steam trains and hear them whistle as they pass through. Beyond is the River Bure and the valley slopes gently upwards and away towards the West. Facing WSW is a copse which camouflages Fendyke Farm, facing north west, the village of Buxton is nestled in greenery of mature trees and hedges. If the timing is right you can hear one of the bells at St Andrew's Church, Buxton chime the hour.

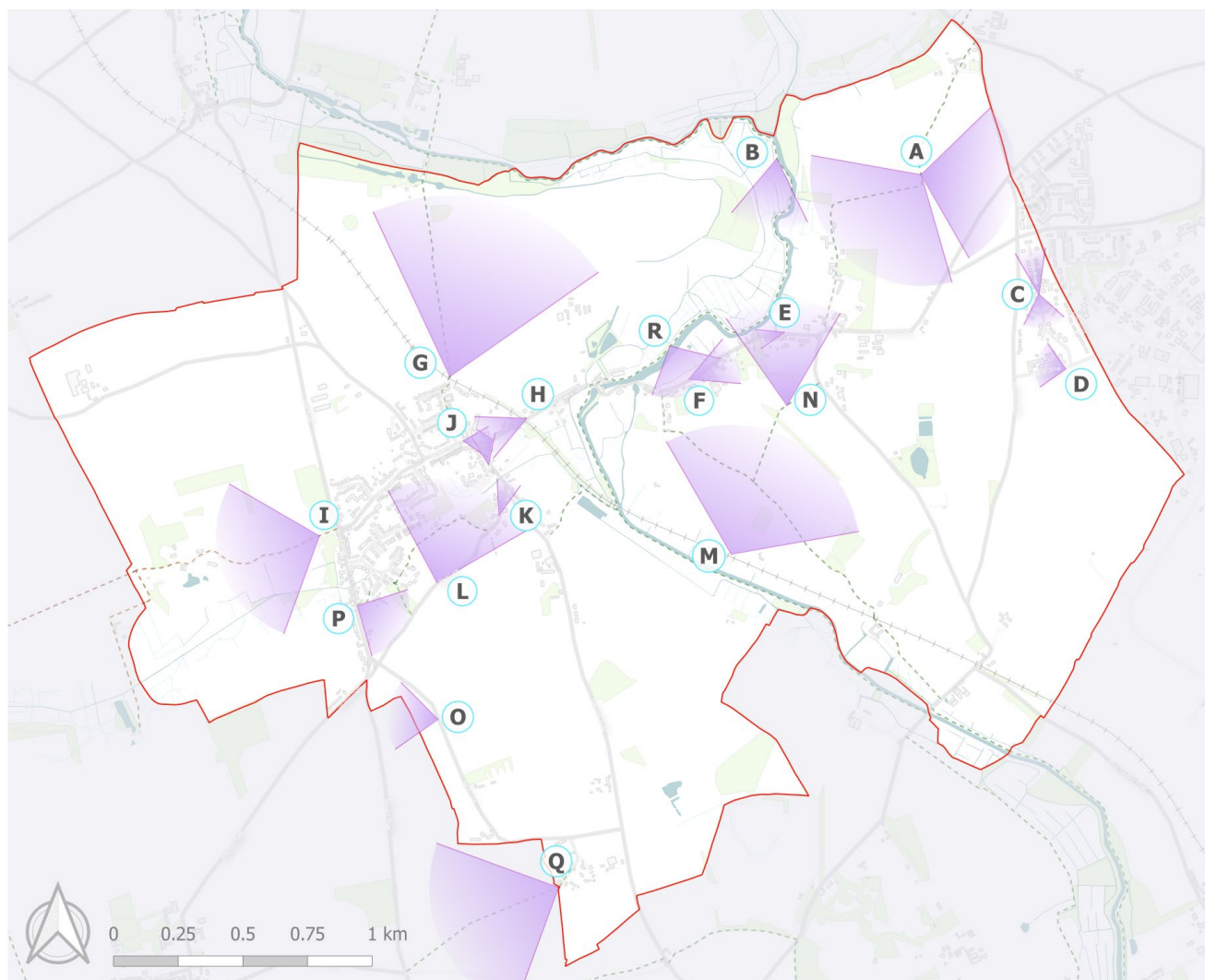
### Key features

Uninterrupted landscape to the railway, river and beyond. There is just one house, a traditional old farmworkers' cottage which is situated perfectly in the landscape surrounded by its own trees. The design and scale of this dwelling is appropriate for the setting. Clear views - no agricultural buildings



## 2 LOCALLY IMPORTANT VIEWS - THOSE THAT NEED TO BE SAFEGUARDED.

Several views were identified by residents as iconic and locally important and are listed here from A to Y.



**View A:** Stakebridge fields

**View B:** River Bure

**View C:** Badersfield

**View D:** Jaguar Drive

**View E:** Lammas Street view

**View F:** Old Friends Meeting House

**View G:** Buxton Station

**View H:** St Andrew's Church, Buxton

**View I:** Dudwick grounds

**View J:** Buxton Village centre

**View K:** Back Lane hill view

**View L:** Back Lane village view

**View M:** Little Hautbois fields

**View N:** St Andrew's Church, Lammas

**View O:** Old Gallows Hill from Sandy Lane

**View P:** Dell Lane from Brook Street

**View Q:** The Heath, Buxton

**View R:** The Old Friends Meeting House, Lammas



## VIEW A: STAKEBRIDGE FIELDS



### Location

Stakebridge footpath where it opens up to Badersfield and the back of Lammas is to the right, 270 degree view.

### Coordinates

E: 625049 N: 323656

### Description

Starting with the Lammas woods on your right, the view comes round to the left towards Stakebridge Farm. There are flat fields and hedgerows, with a line of houses in the background that is Badersfield. There is a slight incline as the footpath goes up further towards Badersfield direction where you can get a slightly different take on the open fields.

### Key Features

Open agricultural fields. Coppice woodland to the right

## VIEW B: RIVER BURE

### Location

From footpath 4, just before 9 acre woods.

### Coordinates

E: 624480 N: 323761

### Description

Take the River Bure path past the woods towards Lammas, walking along the footpath with the river on your left. The point on the path just before the river sweeps to the right, line of poplars at your back, the church can be seen in the distance on your right and the water meadows either side of the river. Lines of trees are seen on the horizon either side.

### Key Features

Open grasslands, the River Bure on your left hand side. Coppice woodlands to your right. Hall Farm, Lammas Hall, St Andrew's Church are the key buildings in this view. In the event that any structure is placed on the fields on the east and south bank of the River Bure, the view of these buildings should not be impeded (particularly that of St Andrew's church). The many trees form a vital element and these should be safeguarded where reasonable within this view.



## VIEW C: BADERSFIELD

### Location

Standing at the intersection of Barnby Road (connecting with Filby Road) with the central Barnby Road

### Coordinates

E: 625486 N:323274

### Description

Standing in the middle of the estate, at Barnby Road are the former RAF Coltishall Officers Quarters, looking both down the road and up the road. There are grey brick buildings situated in open green front gardens giving a sense of space, order and tranquillity. There are mature trees in the distance, along Filby Road and the other side of the buildings. Looking down towards Jaguar House direction the road sweeps round to the left and right, with trees in the centre.

### Key Features

Open gardens, no fences or gates visible but green lawns and flat paths leading to the set-back front doors. Sandy coloured brick houses with dark grey roofs and white framed windows. Large mature trees in landscaped gardens.



## VIEW D: JAGUAR DRIVE

### Location

In Badersfield but starting at Jaguar Drive just beyond the HMP Bure gates at your back.

### Coordinates

E: 625615 N:322948

### Description

Standing where the Jaguar House drive starts, the entrance to the House and the green can be viewed in 180 degrees angle. This gives a view of the listed building frontage in the historical context of its grounds, with the open green space stretched out as a carpet of green frontage.

### Key Features

Arched entrance to Jaguar House. Open grassy park in front of the house, with intermittent trees lined along the roadside. Absence of fences.



## VIEW E: LAMMAS STREET VIEW

### Location

From The Street outside Lammas burial ground

### Coordinates

E:624537 N:323089

### Description

Standing in The Street just past the burial ground, a large chestnut tree is in the grounds of Bure House to the right. The road is just past the peak of the small hill and looking down there are flint knapped walls either side. Bure House pollarded lime trees line up on the right and the street view ends with the hint of the knapped village hall and maltings building on the right. This feels very north Norfolk, with cottages on the left having high pitched roofs and a few with remaining thatches.





### Key Features

Red brick and flint walls (to be retained, unimpeded and maintained sympathetically)  
The trees (Limes, Horse Chestnut) form an integral part of this view and should be safeguarded

## VIEW F: OLD FRIENDS MEETING HOUSE

### Location

Along The Street in Lammas, standing on the trod, looking towards the Old Friends Meeting House.

### Coordinates

E: 624156, N: 322920

### Description

The gravestones of the Sewell family are in the flint rubble wall. This view then recedes and affords a striking mix of red brick and red roofed buildings in a cluster, consisting of The Gables, the red brick barn nestled within Bure Valley Business Centre and the converted barn/office belonging to Bure Valley Business Centre on the edge of the road. A 150 degree view takes in the Lammas water meadows on the left hand side of the road, and the bank of the River Bure can just be seen as it meanders through the village from Oxnead.

### Key Features

Cluster of red brick and roofed buildings formed by The Gables, two red brick barns at Bure Valley Business Centre and the Old Friends Meeting House, which should be retained in any proposed development to maintain this view. Unspoiled water meadows to the north, a natural landscape which should remain devoid of manmade structures or interruption.



## VIEW G: BUXTON STATION

### Location

Buxton Station gates toward Oxnead path.

### Coordinates

E: 623210, N: 322916

### Description

Walking from the Bure Valley Path car park through the gates, you look through the wooden gate and can see across the path up as the land rises to the line of trees and hill/mound top. In the foreground is the Bure Valley Path and footpath junction, with fields either side of the footpath going up towards Oxnead Church. Up on the skyline are the tall trees either side of the footpath.

### Key features

The Bure Valley Railway second gate. Bure Valley Path, and footpath opposite the gate. Tall trees at the top of the incline. Open fields



## VIEW H: ST ANDREW'S CHURCH, BUXTON

### Location

Buxton Village from Mill Street Bridge on the Bure Valley Path

### Coordinates

E. 623505, N: 322755

### Description

On the Bure Valley Path, at the Mill Street bridge, look towards the tower of St Andrew's Church in the distance and trees in the foreground. The road almost disappears in the hedgerows that line it so all you see is the flint knapped church tower surrounded by green hedges and trees. This can be particularly beautiful when there is a sunset in the background that lights up the church tower.

### Key features

The front gardens have no high features (natural or otherwise) to obscure the view. Houses along the street reach a maximum of two storeys. The Yew trees in the graveyard are clipped and stand to the left of the church tower, with shorter yew trees nestled in the roofline of the church and to the right of the door.



## VIEW I: DUDWICK GROUNDS

### Location

Dudwick Estate entrance and grounds

### Coordinates

E:622710 N:322308

### Description

Entering the lane which is part of the public footpath, looking into the park your view is lined by tall trees and the wall to the left. Through the gate the vast expansive typical estate view can be seen, with the grassland pocked with single standing large trees. Walking along the path, through the gate you can see this view expand to fill 180 degrees and as the path continues to meander up and round towards the house, the grasslands are either side. On the left is the large cedar that has had its top removed by lightning and then the eye moves to the fence, beyond which lies the beck (Norfolk term for stream) that turns into a lake during peak storms. A series of large oaks are scattered through the view either side of the path, one that is particularly large has a split trunk. To the right hand side by the gate is a mature hornbeam and then as the eye sweeps round to the ridge, smaller trees are noted in the foreground with a small redwood and two larger ones just being seen in the background.

### Key Features

Open grassland pocked with single standing large trees, this is typical open parkland. The bridleway winds its way up the middle of the parkland view.





## VIEW J: BUXTON VILLAGE CENTRE

### Location

St Andrew's Church, Buxton from the three approach roads at the centre of the village opposite the village hall.

### Coordinates

E: 623347, N: 322634

### Description

The flint-knapped, square-towered church sits in the graveyard and is bounded by a flint rubble wall covered with ivy. The main entrance to the church is an arch of winter jasmine, this complements the topiaried yew trees in front of the church. As you come from the Aylsham Road towards the school and church your view is slightly blocked by the sycamore tree in front of the graveyard, but the tower emerges as you come round the corner. From Coltishall Road the view is has the church in the background. From this view you get the image of the Buxton village sign in the foreground or the Polo as known locally. The front of the church is glimpsed through the gate and is framed by the yew trees either side of the main church door. The third view is as you come from Mill St towards the village hall on your left.



### Key Features

The back of the church, just peaking over the high flint rubble wall and the large yews frame the side of the church. Sycamore tree in the churchyard. Triangle with the tree, the Buxton WI sign and the village hall entrance.

## VIEW K: BACK LANE HILL VIEW

### Location

Back Lane looking down to Tower House.

### Coordinates

E:623413, N:322410

### Description

There is a slight incline from Back Lane with flint rubble walls on your right with Victorian houses behind. The Old School House is to the left and the flint rubble walls of Bird's Place Farm below. At the bottom of the road sits Tower House with its flint knapped walls and gothic looking windows. So named because it was made from the left over flint from the church tower that once was hit by lightning. Beyond the house are the water meadows and, in the far distance, the embankment of the Bure Valley Railway.

### Key Features

Flint rubble walls to the right going down the road, with mature trees above this line. The Old School House to the left with its buttressed walls. The road, and the front of Tower House, the other side of the road at the bottom of the declining road.





## VIEW L: BACK LANE VILLAGE VIEW

### Location

Back Lane across the fields to Buxton Church.

### Coordinates

E: 622172, N: 322135

### Description

Walking along Back Lane, past fences of the backs of properties, there is a gap in the hedge. Looking through this gap with the hayfield in the foreground, the eye takes in the trees and backs of houses as it sweeps 180 degrees. In the distance as you look to the opposite corner of the field and take the view up, you can see the flint knapped square church tower of St Andrew's Church, Buxton, peeking through the trees. This full view is a winter scene because in the summer the full canopy of the trees obscures the view of the church tower in the distance.

### Key Features

Uninterrupted view across the 'hayfield' and tree line before St Andrew's Church.



## VIEW M: LITTLE HAUTOBOIS FIELDS

### Location

Buxton to Little Hautbois, Fields and Bure Valley Railway from Footpath 1.

### Coordinates

E: 624398, N: 322509

### Description

Standing along the Bure Valley Path just before Fendyke Farm, to the left up the inclining fields.

The view is dominated by the field as you stand with the farm track to your left. The Bure Valley Path hawthorns and willow can be seen mid-view and then in the distance the water meadows and then a line of trees that rises out of the meadows that follow the River Bure.

### Key features

Open fields on an incline. Cluster of trees to the right of the field. The Bure Valley Railway Line. Line of trees on the other side of the river.



## VIEW N: ST ANDREW'S CHURCH, LAMMAS

### Location

St. Andrew's Church, Lammas from Footpath 2

### Coordinates

E: 624577, N: 322859

### Description

This view is from a number of positions along Footpath 2 as the path lies on the ridge. Walking towards the trees, the view is to the left, with the fields dominating the foreground and in the far distance the tower of St Andrew's in Lammas can be seen.

### Key Features

Open countryside with clear uninterrupted views of the village.



## VIEW O: OLD GALLOWS HILL SANDY LANE

### Location

A good way down Sandy Lane, just at the crest of the small incline, where there is a farm gate entrance on the left hand side, when you look down the incline towards Buxton.

### Coordinates

E: 623061, N: 321737

### Description

Entrance to Buxton from the Heath, Sandy Lane winds through high hedgerows, these open up and the fields can be seen either side of the road, with green grass growing down the centre. As the road bends round and down into the crossroads at the bottom of the small incline to the left is what is left of Gallows Hill and it is at that point that the back of Brook St and The Dell can just about be seen to the right and the view sweeps round the water meadow fields to the entrance of Buxton and the last few houses can be seen across the fields.

### Key Features

Open fields with a line of houses in the far background. Tree-lined road. Cluster of trees to the right and after the empty open fields.



## VIEW P: DELL LANE FROM BROOK STREET

### Location

Standing at the corner of Dell Lane in Brook Street, at the corner of the water meadow towards Sandy Lane direction.

### Coordinates

E: 622860, N: 322044

### Description

Standing at the corner of Dell Lane in Brook Street, the view starts at the corner of the water meadow, to the left is the back of the woodland of The Dell and the view takes the houses in the Sandy Lane triangle. In the distance is Sandy Lane with fields either side and the hedgerows, to the right at the incline zenith is Gallows Hill. There are often horses in the fields in front.

### Key Features

Open field that often has standing water on it. Cluster of trees to the left which is the side of the dell, then tree clusters that follow the line of the field, gaps in the hedges leading to more open fields. To the right is the hedge of a small bungalow.





## VIEW Q: THE HEATH, BUXTON

### Location

At The Heath, Buxton there is a seat at the footpath that heads towards Stratton Strawless.

### Coordinates

E: 622635, N: 320954

### Description

The large open expanse of fields stretches to the horizon with a boundary oak tree in the mid-distance. Trees and hedgerows tie in the boundary as the eye sweeps round to the right. This view is not strictly in Buxton, but is accessed via The Heath. There is a bench at the view point, just to the left of the footpath coming from the Heath going to Stratton Strawless.

### Key Features

Expansive open fields, with low hedges. A few mature oaks are scattered in the hedgerow line, the footpath is located in the middle of the view.



## VIEW R: THE OLD FRIENDS MEETING HOUSE, LAMMAS FROM FOOTPATH 4

### Location

From the road, just before 9 acre woods.

### Coordinates

E: 624060.588, N: 322035.665

### Description

Walking along Footpath 4 with Buxton Mill at your back and along the path just before the stile you stop and look across the River Bure and the water meadows and in the distance you can see the Old Friends Meeting House with its row of large dark yews trees at its back. Sweeping in a clockwise direction above the sluice gates are several other houses, spaciouly situated with a bank and treeline rising above them from behind. The view sweeps from the Old Friends Meeting House to Anchor Cottage.

### Key features

The clear space between each property, provides glimpses of the green, natural environment between and behind. Development in gardens is likely to spoil this view. The trees throughout this view, both in the foreground along the water meadows and in the mid-distance and background, which gives the impression of wrapping the dwellings in a cloak of green.



# Appendix 2: Non-designated heritage assets

---

## 1 INTRODUCTION

There is evidence of human activity within the parish dating back to the paleolithic era (old stone age), with numerous finds ranging from stone tools to mediaeval and later metalware and coins. The Norfolk Historic Environment Record is one source of information for this register, as it lists 150 archaeological find spots or noteworthy historic places.

To assist with the implementation of Policy BUX 11, the detail on the non-designated heritage assets and their significance is provided below.

The identified assets have been agreed following an assessment of a longer list of buildings and structures that had been identified as being of potential interest.

All items have been assessed in terms of their potential significance in relation to age, rarity, architectural and artistic interest, group value, archaeological interest, historic interest, landmark status and social and communal value. All meet one or more of the criteria below, consistent with advice provided by Historic England in its Advice Note 7 (Second Edition 2021) "Identifying and Conserving Local Heritage".

## 2 CRITERIA

An asset has been considered if it meets the following Buxton with Lamas-specific criteria:

**Age** - broadly, built before 1880 when our parish was in its rural hey-day. 1880 was when the railway was opened in Buxton; it was a time when the River Bure was still busy with wherry traffic, the Mill was in use, and was well after Buxton school had been endowed. However some assets created after 1880 may well earn a place in this list, on merit and due to other criteria.

**Rarity** - The asset is rare to Buxton with Lamas area and probably to neighbouring areas.

**Architectural and Artistic Interest** - The asset has intrinsic design and aesthetic value due to styles, materials, constructions and craft techniques which exemplify the north Norfolk / Broadland area, or demonstrate some other feature of regional/national worth.

**Group value** - The asset has been selected due to its value as being part of a group of assets with clear visual design or historic relationship.

**Archaeological interest** - The asset provides evidence about past human activity in the parish, telling part of the story of civilisation here and having a role in the development of the current built and natural heritage. It may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape.

**Historic interest** - The asset has a significant historic association in Buxton with Lamas or wider/regional/national level, including links to locally important figures and to the story of our parish. Within this criteria, an asset may be selected if it has social or communal interest for example by providing meaning to the community through contributing to the collective experience of our parish.

**Landmark status** - An asset is selected if it has a strong communal or historic association to Buxton with Lamas or because it has an especially striking aesthetic value or can be singled out as a local landmark in the parish.

---

## 3 ASSET LIST

---

### a) Malan House

#### Location:

1 Barnby Road, Badersfield.

#### Description:

Malan House was built in 1938-1939 on the former RAF Coltishall base, and is a “standard type” senior Officer’s House as designed by the government working group. It is an imposing private residence in a historic area, featuring seven bedrooms and four reception rooms, with an extensive private mature garden.



#### Significance:

- ▶ **Architectural and Artistic Interest** – Malan House is a striking example of the distinctive architectural style employed during the 1930s and 40s as prestigious senior officer homes on military bases. The property and gardens are protected along with the rest of Badersfield by an Article 4 Direction under the Conservation Act.
- ▶ **Group value** – Barnby Road is where all senior officers were housed when RAF Coltishall was operational. They form a unique grouping within the Parish, of which Malan House is pre-eminent architecturally and in scale.
- ▶ **Historic interest** – No.1 Barnby Road is an integral part of the history of the RAF Station and surrounding villages in the parish of Buxton with Lamas. It became known as ‘Malan House’, named after the renowned WW2 fighter pilot, Adolph Gysbert “Sailor” Malan, who was briefly based at RAF Coltishall with 74 Squadron and was one of the undoubted heroes of the Battle of Britain and many other engagements. 1 Barnby Road was formally assigned to the Commanding Officer, and is unique (as far as the current owners can verify) in having been the only RAF CO’s residence to have been handed over (temporarily) to the Polish when it became a Polish station immediately at the cessation of European hostilities. Doubtless many very senior leaders from the RAF and the government have passed through its doors, not least Douglas Bader himself, as a Senior Squadron Officer stationed at RAF Coltishall.
- ▶ **Landmark status** – Malan House is the distinctive pre-eminent officer’s house within Barnby Road. The RAF Ensign flag still flies at the front of this landmark building denoting its history and former status.

---

### b) Neolithic causewayed enclosure NHER Number 7690

#### Location:

Field to the north west of Little Hautbois: to the west of Little Hautbois road and north of the Bure Valley Railway.

#### Description:

Aerial photography from 1956 to 1996 has revealed the crop marks of a Neolithic (new stone age) causewayed enclosure, bisected by later field boundaries. A causewayed enclosure generally comprises an irregularly circular enclosing ditch, interrupted by frequent causeways, and often accompanied by an internal bank, also causewayed.



#### Significance:

- ▶ **Age** – Prehistoric
- ▶ **Rarity** – Neolithic causewayed enclosures are rare in Norfolk
- ▶ **Archaeological value** – First revealed in the 1950s by aerial photography; further aerial photography in 1992 revealed more of the circular nature of the site and that it is a causewayed enclosure. This suggests it may have



had greater importance than a usual domestic farmstead. In 1996 aerial photography showed two elongated rectangular shapes, possibly indicating where structures have stood.

- **Historic interest** – Confirms early human habitation in this part of Broadland, together with many other prehistoric archaeological finds in the parish. Early settlement along the River Bure may have played a significant part in the development of local villages, i.e. Little Hautbois, Lammas and Buxton, which now are part of the municipal parish.

*This property is included in the [Norfolk Historic Environment Record](#) database.*

---

### c) Site of St Mary's Church, Little Hautbois NHER Number 7695

#### Location:

Field between Little Hautbois Hall and Mayton Road.

#### Description:

Now an open field, but Blomefield [1805] records 'substantial remains'. The site remains chiefly undisturbed in modern times

#### Significance:

- **Age** – mediaeval, probably 12th century.
- **Rarity** – The village of Little Hautbois is listed as a 'decayed mediaeval settlement'.
- **Archaeological value** – Flint barns within Little Hautbois are reputedly built from materials taken from the ruined church.
- **Historic interest** – In the 12th century, Little Hautbois was a large enough settlement to support its own church. The loss of the church indicates that the village population had declined significantly, probably badly affected by the Black Death. The church served the village of Little Hautbois but closed in the late 15th century and the parish was joined to Lammas in 1489.



*This property is included in the [Norfolk Historic Environment Record](#) database.*

---

### d) Bridge Farm, Little Hautbois

#### Location:

Mayton Bridge Road, Lt Hautbois

#### Description:

A farm including an 18/19C red brick farmhouse, with some diapering pattern in header bricks to the older, northern face. The barns are of traditional red brick and steep-pitched roof design with flint sections.



#### Significance:

- **Age** – 18/19th century
- **Architectural and Artistic Interest** – Unmodernised group of farm buildings including a formerly thatched barn, visible from three local footpaths (the riverbank walk to Coltishall, the Bure Valley Path, and the Little Hautbois Circular Path). The external appearance remains unchanged from at least the 1950s.
- **Historic interest** – the buildings are a remainder of when Little Hautbois was a larger, more flourishing community with a staithe at Upper Mayton bridge.

## e) Lammas Village Hall

### Location:

The Street, Lammas.

### Description:

The village hall and neighbouring properties form a landmark courtyard grouping in the centre of the village. The hall is of red brick/flint and tile construction, consisting of one room containing a stage, lavatories and sink area. It was renovated in 1900 and further renovated by collective village effort in 2012. It was re-dedicated to the village by the late actor Robert Hardy.

### Significance:

- ▶ **Age** – 1800s
- ▶ **Group value** – whilst the building itself is typical of this part of North Norfolk and, it's probably fair to say architecturally unremarkable, it forms an important courtyard grouping in the centre of the village. It was part of the commercial heart of the village - The Malthouse opposite is a former Post Office. The location is on the edge of an area now described as the 'historic centre' of Lammas.
- ▶ **Historic interest** – the group used to form Maltings, served by wherries which plied the adjacent River Bure and therefore played a part in the economic and cultural heritage of this part of Norfolk.
- ▶ **Landmark status** – this is a building which has been the focus of community activity for more than 100 years, having first been renovated to be a Boys Club boxing and activity venue at the turn of the 20th century. It has been cherished and maintained by village effort for more than 100 years and is a visual landmark on The Street.



## f) The centre of The Street, Lammas

### Location:

The Street, Lammas, from the St Andrew's Church burial ground to the distinctive flint and red brick barn on the frontage of Bure Valley Business Centre.



### Key

- Buxton with Lamas extent
- The Street Lammas



### Description:

The flint / brick walls and buildings stretching from the church to the business centre form an important and distinctive cluster which sets itself apart from other areas of the parish. It contains building materials and styles which are traditional for this part of Broadland and North Norfolk. Whilst there are several modern structures and dwellings along this section of The Street, the old flint / brick structures create a pleasing and timeless streetscape. The cluster begins with the front wall of Bure House (listed building). Further on there are the cluster of dwellings next to Lammas Village Hall which were originally part of a malthouse, the walls and building of Lammas Old House and the front wall of Tanner's Reach. On the other side of The Street, the cluster runs from the front wall of The Limes (listed building), Redacres, River View, Lammas Cottage and the wall of The Gables. It ends with a flint/red brick 1-storey barn, converted to an office as part of the Bure Valley Business Centre, which fronts The Street and is an important element of the streetscape. In summary, the key features are: Frontages that have not been infilled, traditional building materials of red brick, flint, thatch and pantiles, rubble walls, generally older buildings whose features and setting should be preserved and where modern dwellings have been erected, they are of a traditional cottage-feel. Together they create a heritage asset for the village of Lamas and the wider parish.



### Significance:

- ▶ **Age** – Circa 1800s
- ▶ **Architectural and Artistic Interest** – this cluster of buildings and walls uses traditional local building materials and styles in a small, well defined area.
- ▶ **Group value** – together, this cluster of walls and buildings forms part of the natural heritage centre of the village. Any loss or harm to these structures through deliberate act or neglect is likely to be to the detriment of the “olde-worlde” feel of Lammas, which is valued by residents and noted by visitors.

## g) Two Lammas village signs together with the green close to Buxton Mill

### Location:

The Street, Lammas, opposite Buxton Mill and Scottow Road, Lammas.

### Description:

The Lammas village signs were manufactured and erected in 1953 to celebrate the coronation of HM Queen Elizabeth II. Made of painted ironwork and mounted on a wooden pole, they feature a Lamb and an Ass. The green on which one stands helps form an ‘open’ space at the junction of Buxton with Lammas and is being reclaimed by the parish with aspirations to plant it and tend it. The other is located close to a hedge at Luke's Loke, Scottow Road

### Significance:

- ▶ **Age** - 1953
- ▶ **Rarity** – the signs are of a unique village design. They reinforce Lammas's separate and independent identity, as distinct from Buxton.
- ▶ **Group value** – the signs were placed at either end of the village by community effort.
- ▶ **Historic interest** – Commemoration of the 1953 coronation; a legacy of the independent, community spirit that thrived in Lammas village.
- ▶ **Landmark status** – the space and the sign are together an important marker-point separating the villages of Lammas and Buxton.





---

## h) Site of Buxton Manor

### NHER Number 7625

#### Location:

Fields, north of the River Bure and east of Buxton Lodge.

#### Description:

The site of a moated manor house, which has produced numerous finds dating from early mediaeval times.

#### Significance:

- ▶ **Age** – mediaeval – 1600s
- ▶ **Archaeological value** – Archaeological remains from a broad period have been discovered on this site. It is the site of a moated house, probably mediaeval. According to Norfolk Heritage Explorer, aerial photography shows the cropmarks of the moat and associated enclosures outside it. Within the moat are cropmarks that are probably where buildings stood.
- ▶ **Historic interest** – The Manor House was demolished before 1600.

*This property is included in the [Norfolk Historic Environment Record](#) database.*



---

## i) Mill Street – heritage street scene in Buxton

#### Location:

Mill Street, Buxton from Avenue Cottage to The Old Butchers Shop.

#### Description:

A charming and important street-scene opposite the River Bure Meadows, stretching from close to the Bure Valley Railway bridge to the Buxton Mill area. It comprises chiefly of a row of multicoloured former workers' cottages with the striking, tiny "Avenue Cottage" at the eastern end close to the Mill and a group of larger, traditional red brick or rendered dwellings to the western end. This area is designated within the parish Design Code as "CA5 Buxton Mill Historic Core". The narrative says: "Properties adjacent on the northern side of Mill Street have regular plots, with narrow setbacks facing Mill Street and back garden space that backs onto the open countryside.... Public realm consists of roadside verges and the public footpath which follows the path of the River Bure (intersecting at Buxton Mill) that passes through the character area.... the evolution of this area has also been influenced by the River Bure and its surrounding meadowland

#### Significance:

- ▶ **Age** – circa 1800s
- ▶ **Architectural and Artistic Interest** – this area demonstrates a rich mix of architecture, with former workers' cottages at the eastern end and a number of larger, detached dwellings which are likely to have been occupied by middle class families at the western end. The smaller cottages at the eastern end are arranged in two richly coloured terraces, which are visually striking and form a landmark from across the water meadows opposite.
- ▶ **Group value** – visually, the properties in this cluster form a coherent picture along Mill Street. Together they tell part of the story of the development of Buxton, within the economic focus of the railway and the river. These, together with two groups of coloured terraces in Brook Street, form an important part of the architectural history and design within Buxton village.



---

## j) Buxton Mill Stone

### Location:

Between Buxton Village Hall and St Andrew's Church, at the junction of Mill Street and Coltishall Road.

### Description:

A millstone and village sign commemorating the Silver Jubilee in 1977 of Queen Elizabeth II. It measures just over 1m diameter and is set on a flint plinth. The village name is set in ironwork

### Significance:

- ▶ **Age** – Erected 1977
- ▶ **Rarity** – Mill stones are no longer common artefacts.
- ▶ **Archaeological value** – A time capsule is buried under the stone.
- ▶ **Historic interest** – Erected in 1977 to mark the Silver Jubilee of Queen Elizabeth II and the 50th anniversary of the founding of the Women's Institute (WI) in Buxton. Two concrete plaques commemorate the Queen's Silver Jubilee in 1977 and two metal plaques were placed by Buxton WI for the Silver Jubilee and also the Golden Jubilee in 2002. The Mill has played a major and central part in the economic development of the parish. The Mill Stone actually comes from Tharston but was erected to record the fact that there had been a mill at Buxton for 1,000 years.
- ▶ **Landmark status** – the sign is a landmark within the centre of the village, commanding a position between the church and village hall and sitting at an important junction.



---

## k) Buxton Village Hall

### Location:

At the junction of Mill Street and Coltishall Road.

### Description:

Much more than a longstanding community facility, this building was gifted by an important local Quaker family, the Sewells, and retains architectural features of importance to the parish. It is chiefly of red brick and tile construction

### Significance:

- ▶ **Age** – 1926
- ▶ **Historic interest** – The four acres of land was gifted by Philip Edward Sewell of Dudwick House, Buxton. He and his sister Margaret Sewell, of the local Quaker family (Wrights/Sewells), had the hall built and the rest of the land set up for village recreation. Shares were sold to local people to raise funds for further development. The terms of the deed state that the hall was provided to be used by the inhabitants of Buxton as a place of recreation and social intercourse. It has fulfilled that function for generations of Buxton people of all ages for (as of 2024) 99 years.
- ▶ **Architectural and Artistic Interest** – The hall has 2 series of side windows which are reflective of the older 19th Century buildings and school in the village. The original hall was seriously damaged by fire and largely rebuilt in 1937.
- ▶ **Landmark status** – The hall is in a commanding situation within the heart of the village, and is known as a landmark by all villagers.





## l) Buxton Primary School

### NHER Number 57186

#### Location:

Aylsham Road, Buxton

#### Description:

A red-brick and grey-tiled multi-gabled building in the centre of Buxton. It sits back from the road and is surrounded by a considerable extent of land, both hard surface and grass. The building originally dates from 1833 but has been much changed and extended over the past 180 years. It is situated between St Andrew's Church and the Bure Valley railway, placing it in the historic heart of the community of Buxton.

#### Significance:

- ▶ **Age** – 1833
- ▶ **Rarity** – the school was endowed by the Buxton Quakers, the Wrights of Dudwick Park, whose family included Anna Sewell, the author of “Black Beauty”.
- ▶ **Historic interest** - John Wright (1794 - 1871), a banker, lived at Dudwick Hall; he left money in his will to build the school and his name is still shown on the original building – endowed in 1796 and built in 1833. It is understood that in 1845 it was attended by 120 children. In 1882 the building was considerably enlarged and improved by Philip Sewell, nephew of John Wright and brother of Anna Sewell. The school was taken over by Norfolk County Council in 1903 and in 1922 the school was substantially altered to accommodate 150 children, some of whom transferred from a former infants school building in Back Lane (which is now a private dwelling).
- ▶ **Landmark status** – The school, set next door to the church and with its distinctive historic design is a landmark building within the village - and has been regarded as such by many generations of children and parents who have passed through its doors.

*This property is included in the [Norfolk Historic Environment Record](#) database.*



## m) Bure Valley Railway and the former Railway Station house

### NHER Number 13587

#### Location:

Stracey Road, Buxton

#### Description:

The Bure Valley Railway is formed from the track bed of the former Great Eastern Railway between Wroxham and Aylsham. The former station house is of a unique design in the parish, a traditional railway station office and house from the later 1880s.

#### Significance:

- ▶ **Age** - 1879
- ▶ **Architectural and Artistic Interest** - This former station house is very typical of railway buildings of the late Victorian era. Its architecture is distinctive within the parish.



- **Historic interest** – The Wroxham to Aylsham stretch of the railway line officially opened on 1st January 1880. The line was operated originally by the East Norfolk Railway, then the Great Eastern Railway, the London North Eastern Railway, and from 1948 by British Railways. It was closed to passengers in 1952, but remained open for freight traffic until 1982. The Bure Valley Railway was built along the line in 1989 and opened on 10th July 1990.

*This property is included in the [NHER database](#).*



## n) Cluster of cottages which form the corner of Crown Road and Brook Street, Buxton

### Location:

From Rainbow Cottage in Crown Road to Willowbee (no 7) Brook Street, Buxton

### Description:

A heritage streetscape on a busy corner which is a gateway into the centre of Buxton from Aylsham. This terrace of charming 18th century cottages fronts the street edge in Crown Road, and turns the corner into Brook Street with a continuation of period houses ending at Rainbow Cottage. The corner is highly visible in Buxton and is opposite Dudwick Park and a striking thatched, pink rendered cottage across the road.

### Significance:

- **Age** – Early 1800s
- **Architectural and Artistic Interest** – this area includes former workers' cottages which are very similar in style to those found in Mill Street and to those further south on Brook Street close to the former White Hart. The cottages are colour-washed in different colours, making it a visually striking feature of the village.
- **Group value** – The properties form an important street scene on one of the main entrances to the village.
- **Historic interest** – In any village there were large numbers of poorer people in the past, inhabiting smaller dwellings and more prosperous people residing in grander homes. These cottages, and those further south in Brook Street and in Mill Street are evidence of that economic divide 150+ years ago. It may well be the case that people living in these cottages in the Victorian era worked on the Dudwick estate, which together with the railway and river were key sources of local employment.



## o) Cluster of former workers' cottages, Brook Street leading to the Old Forge

### Location:

35-53 Brook Street, Buxton and then from Blacksmith's Cottage to The Old Forge.

### Description:

The southern end of Brook Street contains a row of former workers cottages. They abutt the road and form an important part of the character of this approach into the village. They are of brick construction with red pantile roof. Number 43, Mole End Cottage, features a large archway which was the entrance for horses and carriages to the former White Hart coaching inn. A modern dwelling breaks up the row of older, heritage properties and the cluster ends at The Old Forge (NHER 25821).





### Significance:

- ▶ **Age** – Early 1800s
- ▶ **Architectural and Artistic Interest** – this area includes former workers' cottages which are very similar in style to those found in Mill Street and to those further north on Brook Street at the junction with Crown Road. The cottages are colour-washed in different colours, making it a visually striking feature of the village.
- ▶ **Group value** – The properties form an important street scene, on one of the main entrances to the village.
- ▶ **Historic interest** – In any village there were large numbers of poorer people in the past, inhabiting smaller dwellings and more prosperous people residing in grander homes. These cottages, and those further north in Brook Street and Mill Street are evidence of that economic divide 150+ years ago. It may well be the case that people living in these cottages in the Victorian era worked either for the White Hart coaching Inn (see below) or on the nearby Dudwick estate, which together with the railway and river were key sources of local employment.

---

## p) Bure Navigation, including WW2 anti tank defences at upper Mayton Bridge & Buxton Mill, and Lammas sluice gates NHER Number 3554

### Location:

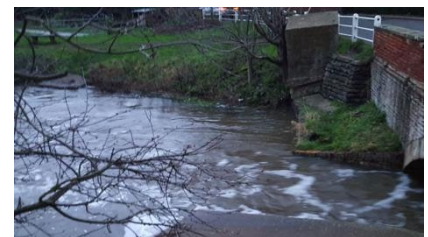
Little Hautbois, Lammas, Buxton

### Description:

The River Bure is perhaps the most important geographic feature within the parish. It has shaped the landscape and shaped economic activity over the centuries as well. Its flood meadows form an important habitat for wildlife and are cherished as an unspoilt, undeveloped and uninterrupted landscape. Buxton Mill (listed building) strides the main route of the river. To its east, on the Lammas side, a channel controlled by the old sluice gates bypasses the Mill and rejoins the main course of the River by the Pile Bridge. The concrete blocks which appear to be haphazardly perched on the banks of the river by the millpond are in fact WW2 anti-tank obstacles. The blocks are NHER number 3554.

### Significance:

- ▶ **Age** – 1790s – 1940s
- ▶ **Group value** – Whilst there are three distinct elements described here (the river, sluice gates and WW2 blocks), they form a group that tell a story of the development of Buxton and of Lammas.
- ▶ **Archaeological value** - The river was considered significant enough to require defence in WW2, and concrete block tank traps remain adjacent to the bridges in Little Hautbois and Buxton. The sluice gates are the remains of a lock used to raise wherries on the river; the lock was destroyed in the floods of 1912.
- ▶ **Historic interest** - River improvements in late 18C to allow wherries to reach Aylsham included straightening the river, requiring a new bridge south of Little Hautbois (the original Mayton bridge still exists over the original course of the river). A Second World War anti-tank defence, consisting of five anti-tank blocks positioned on the north bank of the River Bure opposite Buxton Mill, is visible as extant structures on 1940s aerial photographs although most or all of them appear to have been moved from their original position. Evidence of the importance of the river for transport prior to the railway, names of neighbouring houses in Lammas reflect their importance for the river traffic: the Anchor of Hope former pub, and Weir and Lock cottages. Early 21C has produced an increase in river use linked to tourism, with canoes and paddleboards. The anti-tank defences are included in the [Norfolk Historic Environment Record](#) database. The Norfolk Historic Environment Record also notes that a camouflaged pillbox is built into No. 6 Mill Reach, Buxton, converted into a shower room although loopholes and walls were preserved internally and notes that this was probably linked to anti tank defences.



- **Landmark status** – The river is arguably the biggest and most important landmark in the parish, forming its geography and having contributed so much to its history and economic development. It is the feature that links Buxton, Lammas and Little Hautbois. As a ‘group’ within the parish they are also an important feature of the built environment.

---

## q) Roman roads NHER Number 7598

### Location:

1. Brampton to Smallburgh: running WSW to ENE across the Bure Valley path, north of Buxton Lodge and Hall Farm, Lammas and on through Badersfield.
2. Brampton to Caistor St Edmund: running NW to SE broadly aligned with Lion Road, Brook Street and to the west of The Heath.

### Description:

Two Roman Roads, both underground.

### Significance:

- **Age** – Pre- 450 AD.
- **Rarity** – The only known Roman roads in Broadland and North Norfolk.
- **Archaeological value** - Evidence of activity within the parish in Roman era includes numerous Roman coins found through metal detecting. Buried archaeology also reveals links to important Roman tile/pottery works in Brampton. The exact routes of the two Roman roads do not appear to be agreed upon by all authoritative sources. This Neighbourhood Plan has taken evidence from the Norfolk Heritage database and sought advice from an expert in the subject, who has undertaken extensive research using LIDAR (laser imaging, detection, and ranging) to determine the routes of the roads. The findings are published at - <http://www.twithr.co.uk/norfolk/> Regarding Roman Road 1, Brampton to Smallburgh, the source says: “There was no doubt about the existence of the road - just its destination. Brampton was a major pottery production centre so a connection with the sea for transport would have been highly desirable and it seems likely that Smallburgh at that time was at the head of an estuary.” Regarding Roman Road 2, Brampton to Caister St Edmund, the source writes: “Brampton was the Roman equivalent of the Potteries with around 130 kilns currently known there so communications to and from it would have been essential. The accepted and widely published route of the road south from Brampton was to Thorpe St. Andrew, a small settlement on the eastern side of Norwich. I had long been suspicious of this as surely the primary market for the goods from the potteries would have been the Roman walled city of Venta Icenorum. Venta after all means market-place. Sure enough this was found to be the case.”

*This property is included in the [Norfolk Historic Environment Record database](#).*

---

## r) Traditional Red Telephone Box, The Heath

### Location:

Sandy Lane, The Heath, Buxton

### Description:

The traditional red telephone box on Sandy Lane, The Heath, is owned by Buxton with Lamas Parish Council.

### Significance:

- **Age** – circa 1950s
- **Rarity** – It is the only remaining example in this parish of the phone boxes that were once an essential feature of village life.
- **Architectural and Artistic Interest** - Designed by Sir Giles Gilbert Scott in response to a national competition in



the 1920s, the red phone box is often seen as a British cultural icon throughout the world. The phone box at The Heath is a K6 model, which was rolled out from 1935 onwards.

- ▶ **Historic interest** – Traditional red telephone boxes are now less common but retain a very special place in the historic environment of the UK.
- ▶ **Landmark status** – The community felt strongly that it should remain in the parish and asked the parish council to be the custodians. The community worked together to make it a micro museum about the history of The Heath within it.

---

## s) Group of buildings and walls which form a distinct heritage cluster, close to the junction of Coltishall Road and Back Lane, Buxton

### Location:

Coltishall Road / Back Lane, Buxton

### Description:

This is a distinctive group of houses and walls made using flint, red brick or both. This part of Buxton sits on the southern edge, along Coltishall Road and into Back Lane and comprises:

Tower House, on Coltishall Road, which is much extended now but made with flint from the former tower of St Andrew's Church.

The wall of Birds Place Farm (opposite) in red brick and flint and presenting an imposing structure to the street.

Birds Place Farmhouse with its red brick buttressing, a splendid, old red brick barn within the curtilages

Birds Place, an imposing dwelling with a red brick and flint wall.

The Old School House (on the other side of Back Lane) is of red brick with red brick buttressing (NHER number 57185).

Together they form a distinctive part of Buxton, incorporating heritage materials and designs and giving a distinct impression of development from the 18th/19th centuries



### Significance:

- ▶ **Age** – 1882
- ▶ **Rarity** – this house is visually striking in this part of the village.
- ▶ **Architectural and Artistic Interest** - Rebuilt by the Rev William Stracey in 1882, local cleric and landowner, using flints left over after the reconstruction of the Church Tower - hence its name. The building has been extended but still retains a traditional cottage feel and original church flint walls. The typical Victorian design is similar to the former station house.
- ▶ **Group Value** – The house forms part of a group of flint and red brick buildings at this part of Coltishall Road.



# Appendix 3: Landscape Character Area descriptions, sensitivities and guidelines

The Broadland Character Assessment is available to view online at <https://www.southnorfolkandbroadland.gov.uk/downloads/download/105/landscape-character-assessment-supplementary-planning-document-spd>

The study provides a baseline inventory of variations in landscape character across the District, and outlines guidance for conserving, enhancing, and/or restoring locally distinctive landscape characteristics. According to the study, Buxton with Lamas parish falls into three different landscape character types and three landscape character areas as follows (see Map 11 on page 44 above):

Landscape Character Type:	Landscape Character Area:
LCA Wooded Estate Lands	E2: Marsham and Hainford Wooded Estate Lands (land west of Bure River Valley)
LCA River Valley	A2: Bure River Valley (follows Bure River Valley)
LCA Tributary Farmland	D3: Coltishall Tributary Farmland

The Broadland study provides:

- The descriptions of the three landscape character types
- The sensitivities of each of these character types
- Applicable guidelines for these character types.

What follows below is extracted from the document and is intended to provide information applicable to the parish.

## E2: Marsham and Hainford.

This landscape character area includes Buxton Village to the west of the railway line. The area extends all the way to Aylsham to the north, to Hevingham to the west and beyond Frettenham to the south. The document includes the following description:

*“This character area comprises the gently rising slopes that extend from the Bure valley to the belt of woodland that sharply defines the area to the west. At the edge of the Bure floodplain convex slopes sharply define the valley floor. From this point the land rises gently, becoming increasingly undulating where incised by tributaries of the River Bure. The area is made up of a varied drift geology of sands and gravels. This is overlain with loam in some areas, especially in the north where it forms pockets of higher quality agricultural land...*

*To the east, woodland defines the edge of the Bure valley. Variations in landscape character are provided by the streams and river channels that form gentle wooded incisions in the landscape, including The mermaid, Camping Beck and Stone Beck...*”

The sensitivities identified include:

- Pockets of pasture, open grassland, patterns of semi-natural vegetation lining tributaries, create interest and diversity in an otherwise arable landscape.
- Landscape setting of villages.
- Landscape setting of historic halls, manors and churches.

#### **Landscape planning guidelines:**

- Seek to conserve and enhance the landscape structure within the area, including woodland, copses of woodland, mature trees associated with small halls and manors and intact hedgerows;
- Seek to ensure the sensitive location of development involving further tall structures (such as steel pylons and telecommunication masts) in relation to prominent skyline locations both within the character area and within adjacent character areas;
- Seek to ensure that potential new small-scale development within villages is consistent with the existing settlement pattern, density and traditional built form;
- Seek to conserve the landscape setting of historic halls, manors and churches;
- Seek to promote use of local vernacular buildings materials;
- Seek to ensure new development does not reduce the vertical significance of important historical and architectural features within the landscape, such as church towers.

---

## **A2: River Bure.**

This landscape character area includes Lamas. It has an elongated shape which extends northwards to beyond Aylsham and up to the Broads to the south. The document includes the following description:

*“Located in the northern part of the District, the Bure river valley comprises a distinctive topography of narrow, flat floodplain contained by gentle convex slopes. Flowing in a southeasterly direction towards Coltishall, the river cuts through both solid and drift geology, shaping the underlying chalk into shallow convex slopes. This is overlain by sands and gravels forming the gently ascending land surrounding the valley.*

*A long tradition of grazing on the valley floor is still eminent in this area. Historically much of this land, due to its susceptibility to flooding, was not enclosed to arable land. Many place names, such as Lamas, highlight its historical use as a low common. Permanent grassland is generally confined to the valley floor. In some areas, this is interspersed with arable cropping; however, arable farmland is generally confined to drier land on the valley slopes. The small-scale pattern of fields is often defined by robust hedge boundaries and hedgerow trees. In areas not used for grazing, blocks of wet woodland punctuate valley floor. Willow or alder often line the river corridor. In some areas, poplars have been planted along the riverbank...*

*...The river meanders gently through the countryside, conveying a sense of peace and tranquillity. Although the pastoral landscape is becoming fragmented by changes in agricultural practice in some areas, the area is essentially a rich, peaceful landscape with considerable landscape and historic value.”*

The sensitivities identified include:

- Natural meandering course of the River Bure and associated floodplain habitats provide a valuable biodiversity resource;
- Sense of openness in northern parts;
- Distinctive character of small villages, comprising buildings that reflect use of locally sourced materials;
- Landscape setting of village churches, mills and historic manors;
- Traditionally managed grassland on the valley floor and related strong pastoral and historic character, contributes to an overwhelming sense of place;
- Strong sense of peace and tranquillity along the river valley floor;
- Its strength of character and diversity

#### **Landscape planning guidelines:**

- Seek to conserve the strong, predominantly rural character of the area and related strongly recognisable sense of place.
- Seek to ensure the sensitive location of development involving tall structures (such as telecommunication masts and wind turbines for example) in relation to prominent skyline locations both within the area and within

adjacent character areas.

- ▶ Seek to conserve the landscape setting of existing villages;
- ▶ Seek to conserve the landscape setting of village churches, mills and historic manor houses;
- ▶ Seek to conserve the strong sense of openness in northern parts where long views can be seen along the valley floor;
- ▶ Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form;
- ▶ Seek to ensure that potential new developments comprise a fully integrated landscape and urban design strategy, which is consistent with the local landscape character and screen potential harsh settlement edges;
- ▶ Seek to promote use of local materials in new buildings;
- ▶ Seek to conserve the relatively strong sense of tranquillity and peace along the valley floor;
- ▶ Seek to conserve and enhance the setting of churches within historic villages and maintain their position as key landscape features.

---

### D3: Coltishall.

This landscape character area includes Badersfield and parts of Lamas which lies to the east of the River Bure. The description includes the following text:

*“This character area occupies a narrow belt of land north of the Bure River Valley (A2), situated along the District’s northern boundary. Landform within the area rises gently away from the narrow Bure River valley. In the north above Buxton, the character area forms a peninsula of land between the River Bure and a tributary that defines the district boundary at this point. The overlying geology is from the pebbly series.”*

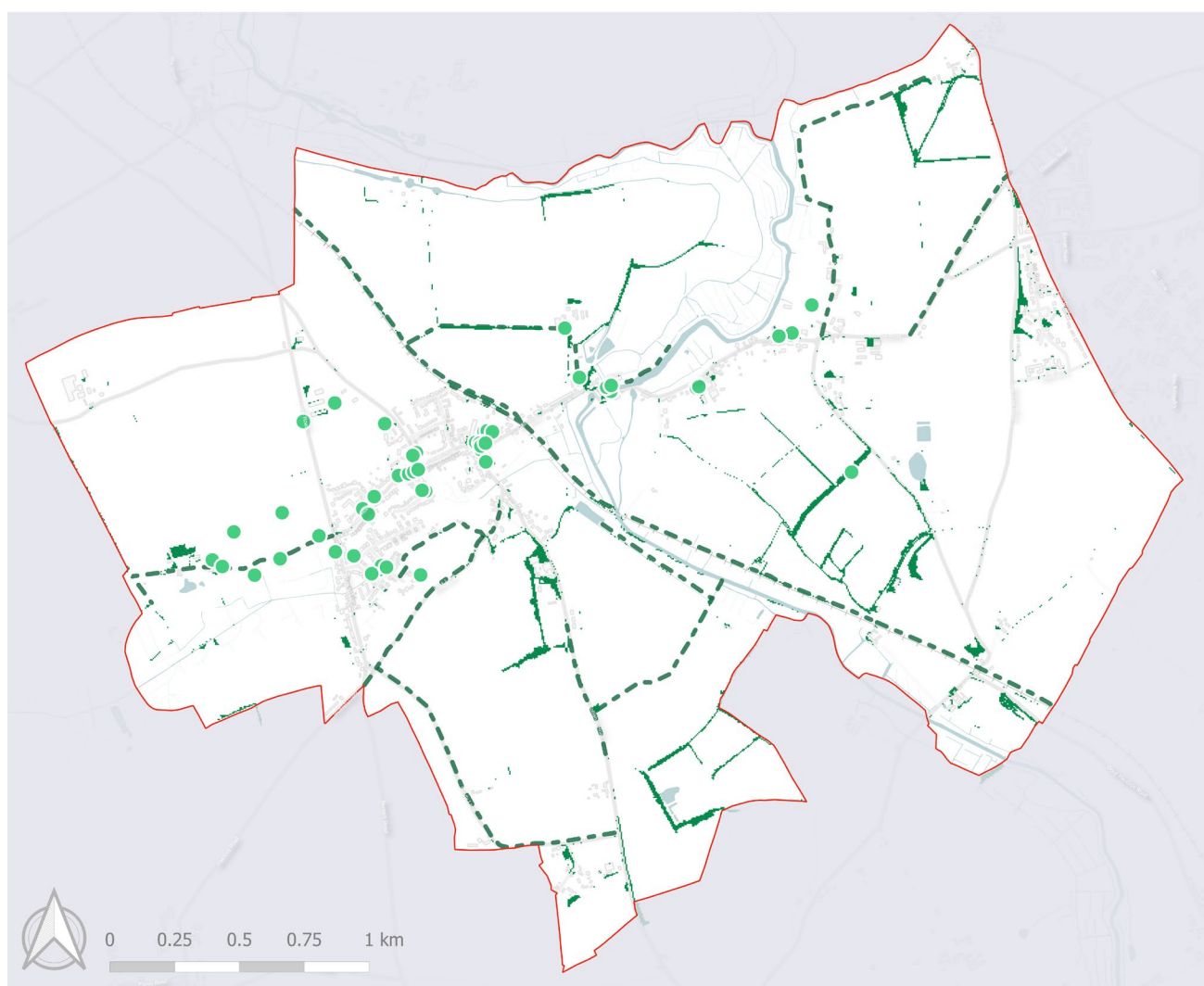
The sensitivities identified include:

- ▶ Uniform landscape pattern with little diversity and an open, rural character.
- ▶ Long uninterrupted views across a generally flat rural landscape.
- ▶ Sparse settlement pattern;
- ▶ Wide expansive views, which are contained by distant wooded horizons.
- ▶ Generally uninterrupted skyline;

#### **Landscape planning guidelines:**

- ▶ Seek to conserve the open, rural character of the area.
- ▶ Resist new development that would result in any diminution of the sparsely settled nature of the area or in any reduction in the sense of isolation and tranquillity within the area, which is devoid of large settlements and busy roads.
- ▶ Seek to conserve remaining subtle features of the historic landscape, including hedgerows, characteristic hedgerow trees and tracks.
- ▶ Seek to conserve the landscape setting of churches and halls.
- ▶ Seek to conserve the landscape setting of hamlets and villages.
- ▶ Seek to ensure that any new small-scale development in or on the edges of Tuttington, Lammas and Little Hautbois, responds to existing settlement pattern and built form character.
- ▶ Seek to ensure that any new development in or on the edges of Badersfield responds to existing settlement pattern and respects the landscape setting of Lammas and Little Hautbois.
- ▶ Seek to ensure new development does not reduce the smooth, predominantly uninterrupted skyline within the area.
- ▶ Seek to conserve wide expansive views contained by distant wooded horizons;
- ▶ Seek to conserve small pits, ponds and extraction sites.

# Appendix 4: Sites with existing biodiversity value and important trees in the parish



## Key

— Buxton with Lamas extent

● Old or large trees of note

— Hedgerow or Field Margin (NBIS mapping)

- - - Locally valued hedgerow or tree line

Map showing trees of note, locally valued hedgerows, and hedgerows and field margins mapped by Norfolk Biodiversity Information Service.

*Includes data created by Environment Systems with further work by NBIS. Funding and advisory contributions by JNCC and Defra. Using satellite and aerial imagery and ancillary datasets from 2011-2012 and 2018-2019. Developed from pilot stage analyses from the project “Making Earth Observation Work for UK Biodiversity – Phase 2”, by Environment Systems Ltd, with further work by NBIS.*

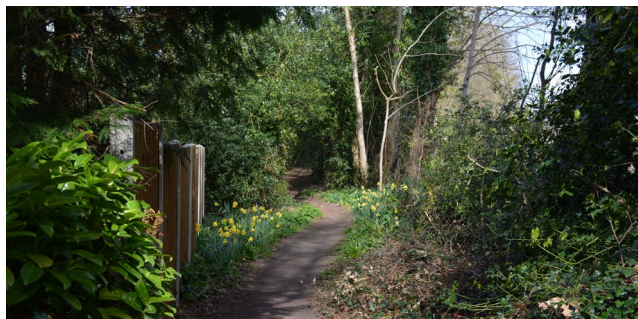
*Contains OS data © Crown copyright and database rights 2023 OS 100030701. [Use of this data is subject to terms and conditions](#)*



---

## 1. LOCALLY VALUED HEDGEROWS AND TREE LINED AVENUES

The following selection has been made on the basis of how significant a contribution they make to the local landscape, how old they are (approximately, based on old maps) and whether there are relatively mature trees included.



**A.** Back Lane footpath 9 and hedgerow



**E.** Bure Valley Path Buxton Station to Mill Street bridge



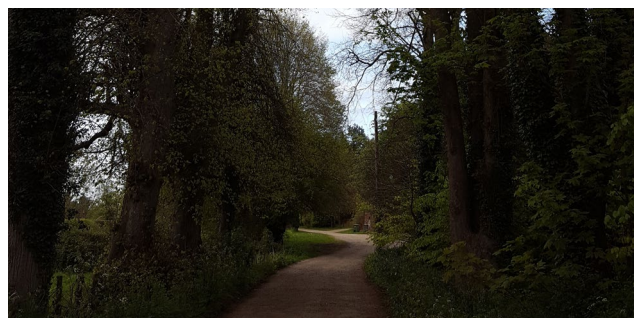
**B.** Back Lane hedgerow



**F.** Bure Valley Path, from Oxnead path to Brampton parish border



**C.** Sandy Lane hedgerow – towards Brook Street



**G.** Lammas footpath 3, from the road, to before Lammas Hall



**D.** Sandy Lane Boundary Hedgerow - The Heath end



**H.** Footpath 3 barns, past Lammas Hall towards Stakebridge

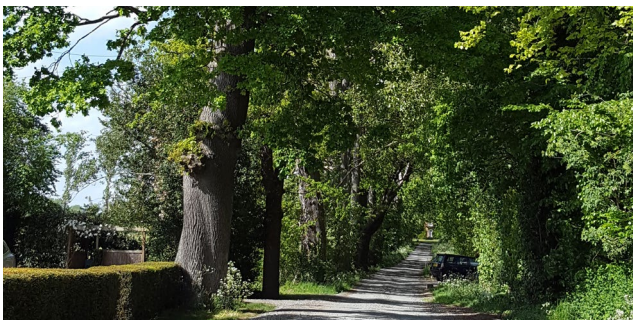




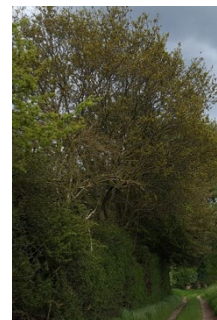
**I.** Lammas water meadow hedgerow



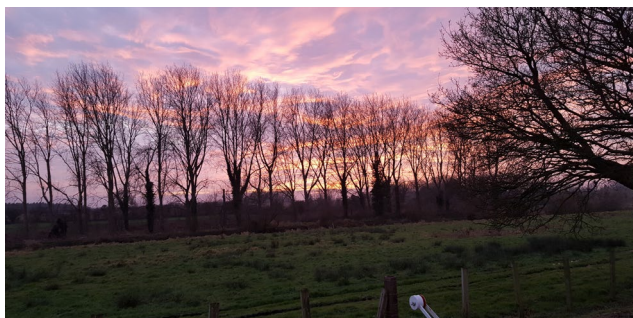
**M.** Oxnead Path from Bure Valley Railway Gate (Buxton corner)



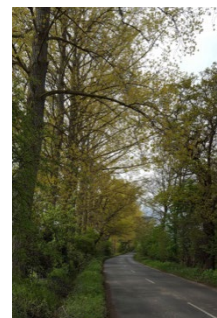
**J.** Buxton Lodge Oak tree-lined avenue



**N.** Workhouse avenue of trees, along the road



**K.** Hautbois water meadow avenue of trees, past the pond



**O.** Coltishall Road avenue of trees



**L.** Oxnead Path tree-lined track



**P.** Trees Dudwick Park. Trees planted along the footpath





**Q.** Tree-lined path, Dudwick Park (second view)



**T.** Bure Valley Path Mill Street to Pile Bridge, Buxton



**R.** Scottow Road hedgerow, opposite Badersfield



**V.** Bure Valley Path Pile Bridge to Little Hautbois



**S.** Stakebridge hedgerow corridor



**X.** Bure Valley Path Hautbois Hall to Parish Boundary



---

## 2. TREES OF NOTE

---

### Memorial Trees



**1. Queens Coronation Tree**  
Sycamore, Village Centre,  
Buxton

---

---



**3. Diamond Jubilee Oak**  
Tree Grounds of the Scout  
hut at Balay Park, Buxton

---

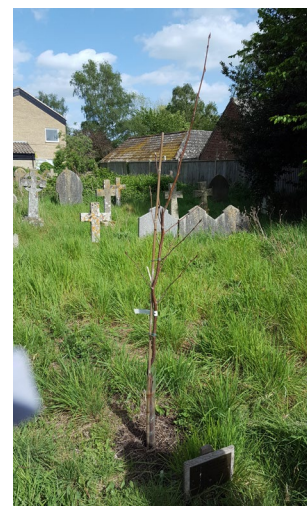
---



**5. Millennial Tree**  
Bulwer Green Oak and  
bench,  
Buxton

---

---



**7. Memorial Tree**  
(personal)  
Daisy Middleton, planted  
by six village associations  
in her memory, St Andrews  
graveyard, Buxton

---

---



**2. Significant Tree**  
Monkey Puzzle tree, St  
Andrews graveyard, Buxton

---

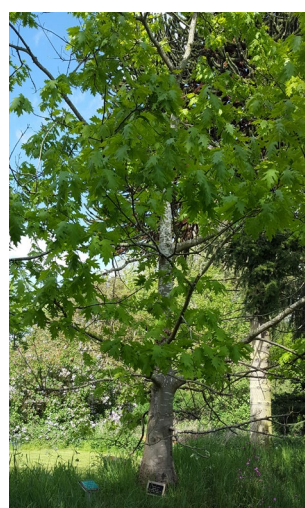
---



**4. Platinum Jubilee Tree**  
Hornbeam at Balay Park  
entrance and Bench  
planted by the Parish  
Council and WI Buxton

---

---



**6. WI Millennium Red Oak,**  
St. Andrews graveyard,  
Buxton

---

---



---

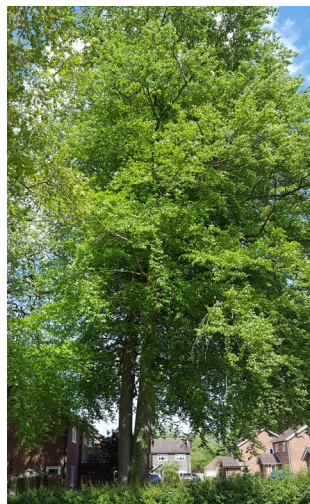
## Mature Trees, Buxton, Lamas and Little Hautbois



**8.** Bulwer Green Plane Tree  
TPO, Woodland trust  
noted, Broadland District  
Council registered

---

---



**10.** Bulwer Beech Tree  
Bulwer green, TPO

---

---



**12.** Levishaw Manor  
Boundary Oak Tree  
TPO, Back lane hay field

---

---



**16.** Lime trees 4 of 4  
Planted by Buxton Scouts  
Aylsham Road corner,  
Buxton

---

---



**9.** Bulwer Green Yew Tree  
TPO, approx 40 years old

---

---



**11.** Levishaw Close Beech  
Tree  
TPO, Woodland trust noted

---

---



**13, 14 & 15.** Lime Trees (3  
of 4)  
Planted by the Scouts,  
Aylsham road, Buxton

---

---



**17 & 18.** Silver Birch Trees  
Aylsham Road corner  
Buxton, opposite the Lime  
trees

---

---





**19.** Cedar Tree  
Dudwick Hall grounds.,  
Dudwick Park, Buxton

---



**22.** Holm Oak Tree,  
Dudwick hall entrance,  
Dudwick Park, Buxton

---



**25** Twisted Oak Tree  
Second paddock left of the  
path, Dudwick Park

---



**28, 29, 30.** The Mill Willow  
Trees Back of Buxton Mill,  
along the River Bure

---



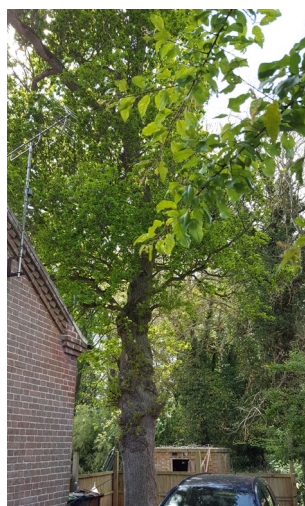
**20.** Great Redwood Tree  
Dudwick Estate tree of  
note, Dudwick Park

---



**23.** Boundary Oak Tree,  
From path look right to the  
boundary, Dudwick Park

---



**26.** Reading Room Oak  
16 Brook St, Buxton

---



**31 & 32.** Oak Tree lined  
Avenue.  
Buxton lodge lane

---



**21.** Hornbeam Tree  
Dudwick grounds entrance  
Dudwick Park, Buxton

---



**24.** Recumbant Oak Tree,  
along the footpath through  
Dudwick Park

---



**27.** Lion Road Oak Tree  
Opposite Lion Farm,  
Lion Road

---



**33.** Feoffee cottage Norway  
Maple Tree In front of the  
garden on the boundary

---





**34.** Norway Maple Tree,  
Crown/Church Close  
RH corner of Church Close



**37.** Silver Birch Tree,  
Church Close  
Plant a tree in 83, Scouts.



**40.** Lammas Copper Beech  
Tree. Left of the Church,  
viewed from Lammas Hall.



**44, 45, 46 & 47.** Friends  
Meeting House Yews,  
Lammas



**35.** Norway Maple Tree,  
Crown/Church Close  
LH corner of Church Close



**38.** Double Hawthorn Tree  
Crown Road, planted by  
the Scouts



**41 & 42.** Lammas Burial  
Ground Yews. Along the  
path to the church.



**48.** Churchyard Sycamore  
Tree, St Andrews Buxton



**36** Cherry Trees, Church  
Close. Planted by the  
Scouts



**39.** Little Hautbois Ancient  
Oak. Field boundary  
opposite Folly Cottages



**43.** Bure House Horse  
Chestnut Tree  
The Street Lammas



**49, 50, 51 & 52.**  
Churchyard Yews, St  
Andrews Buxton





**53.** Linden Tree 1, Crown Road, just after Mead Close entrance.



**54.** Linden Tree 2, Crown Road. Further along from the first Linden Tree.



**55.** Copper Beech Tree, Crown Road. Opposite Sunnymede.



**56 and 57.** Two Hornbeam Trees, Village Hall boundary.

### 3. TREE PRESERVATION ORDERS

#### Individual Trees

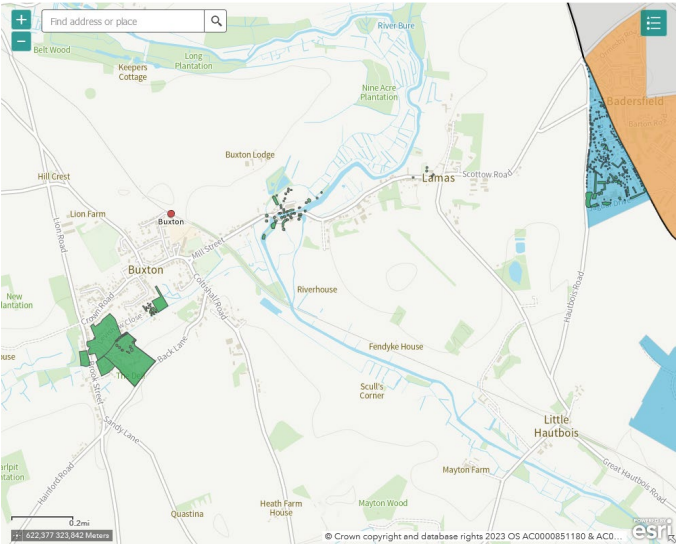
TPOs offer a legal status to the Protection of Trees and can be on either individual trees or cover an area. The Broadland District Council maps indicate the location, and can be found online here: <https://www.southnorfolkandbroadland.gov.uk/planning/conservation/trees-hedges/protected-trees>

#### Buxton Trees with TPOs, an example

Bulwer Green Plane tree (below), with a girth of 6.5 metres. It is one of the finest examples of its kind in the District. It may have been part of the original Levishaw Manor estate.



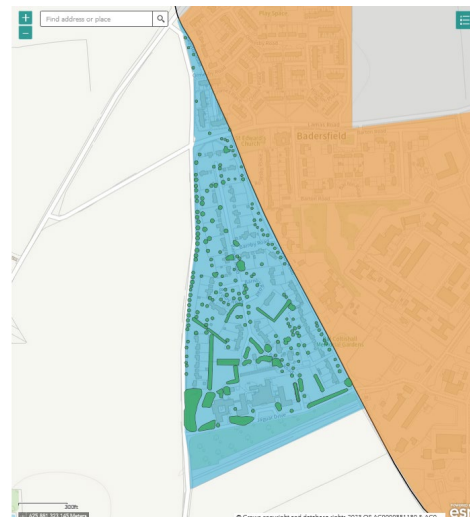
*Right: a similar map for Lammas and Buxton areas highlighting where some of the trees have been damaged in storms, cut down and not been replaced (shown in a red circle).*



---

## Badersfield Conservation Area

The map right shows the location of the part of the Badersfield Conservation area that is in Broadland and our Parish. All trees are effectively under a TPO in this area.



---

## 4. OLD LANDSCAPES WITH DOCUMENTED HISTORY

These landscapes do not have a legal status currently, but their existence has been documented throughout history. They are older than many of the buildings with Grade II designation.

---

### Dudwick Park

A number of notable trees in Dudwick Park have been submitted to the Woodland Trust register, including the largest redwood (Tree 20 above). No TPOs exist for trees here or for the area as it was not deemed under threat, but it is one of the oldest landscapes, noted in the open parkland with a public footpath through the middle of it

In 1198 the Dudwick estate was owned by Lord de Dudwick, who had the right, given to him by the King, to hang criminals; the gallows stood in the field beside Sandy Lane. Dudwick Park was once populated by a herd of red deer, believed to be the oldest herd in Norfolk; these are said to have escaped in WWII to roam local woods. Locally, Dudwick is sometimes referred to as the Deer Park.

Dudwick Park was owned by the Sewell family (related to the Wrights) and was probably the inspiration for 'Birtwick Park' in Anna Sewell's famous and much-loved novel *Black Beauty*. It is said that Anna learned to ride while staying with her grandparents who owned a farm on the Dudwick estate.





## Water meadows

Meadows in this parish were documented as early as 1080 as part of the little Domesday Book.

The water meadows as we know them may have been created as early as 1654<sup>18</sup> when the becks and drainage dykes were logged as being created and maintained as part of the Oxnead estate accounts.



## Nine Acre Plantation

Nine Acre Plantation is a small woodland on the Lammas water meadows close to Oxnead. It formed part of the Oxnead manor estate, which extended much further than today. This plantation is mentioned by name in the Oxnead Estate Accounts of 1654-56 kept by William Paston. It is also identified from the Tithe maps (1836-1850) and the first Ordnance Survey map of 1879-88. The area is only accessible by footpath, so it is not surprising that Faden's map of 1797 does not show it.



*Left: a photo of Nine Acre Plantation appearing in the first Ordnance Survey in 1876.*

*Right: an even earlier version from the Tithe map of the 1836 period. Nine Acre is just showing some shading.*





---

## 5. IN MEMORY

The following areas have been identified as areas of memorial or to commemorate an occasion.



### Buxton Mill Stone

Time Capsule 1977, Women's Institute, Village triangle

---



### Blue Plaque

Sewell Family, Mill St, Buxton

---



### Millar-Finch Family Memorial Planting

Daffodils on triangle at the Mill Stone, Buxton

---



### Commemorative Bell

Queen's Platinum Jubilee Bell, St Andrews, Buxton

---



**Time Capsule** at the Scouts Hut Balay Park, Buxton

---



### Anna Sewell Memorial Stone, the Street, Lammas

At Friends Meeting House, Lammas

---



**Lammas Village Signs (2)** - Iron signs at the boundaries of Buxton Mill and between Lammas and Badersfield

---



### Trees at entrance of Balay Park, Buxton

Chestnuts and Silver birch

---



# Appendix 5: Buxton with Lamas character area map and applicable design codes

The following pages are extracted information from the Buxton with Lamas Design Guidance and Codes, taken from section 4.2, on pages 106 - 111.

They are reproduced here with the kind permission of AECOM and are provided to assist with the implementation of **Policy BUX 4**.



## KEY

Buxton with Lamas Neighbourhood Area

Buxton: Aylsham Road

Buxton: Edge Developments

Buxton: Brook Street

Buxton Village Historic Core

Buxton Village Historic Core

Buxton Mill Historic Core

Lammas

The Heath

Little Hautbois

Badersfield

Countryside and Water Meadows

## From the Design Guidance and Codes, section 4.2 How to apply design codes to character areas:

*"The character area codes are designed to provide specific guidance to areas within Buxton with Lamas. These areas were set out in the character analysis undertaken in chapter 3. The specific guidance builds upon the general design codes outlined in the previous section and highlights guidelines that will both preserve and enhance the existing character of the area. These should be read jointly with the previous codes.*

*Developers seeking to build in these areas should refer to these sections when considering the development layout, placemaking and architectural features of new development."*

### CA1- Buxton: Aylsham Road

**SL 01-** Residential development should follow the nucleated pattern and respect Aylsham Road as the primary movement corridor.

**SL 02-** Provide moderate to large plot sizes. The properties along Sewell Road and Stracey Road should respect the small setbacks and large back gardens plot ratio. Subdivision of existing plots should be avoided.

**SP 02-** On-plot parking is recommended. Avoid on-street parking.

**GI 01-** Respect the existing open spaces. Retain and enhance Balay Park and the picnic area associated with the Bure Valley Railway.

**BF 01-** Propose windowed front elevations to improve natural surveillance.

**BF 03-** Subtle changes in building line recommended.

**BF 04-** Property height should be between one to two storey.

**BF 05-** Mix of low wooden fencing, manicured hedges, railings and low red brick walls, shrubs should be used to respect the local character.

**BF 07-** Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

### CA2- Buxton: Edge Developments

**SL 01-** Residential development should follow the nucleated pattern. Discourage cul-de-sac developments where possible to increase connectivity.

**SP 01-** Provision of more informal public realm through using informal verges and footpaths within the cul-de-sacs developments.

**BF 02-** Design new development with ample front and back garden sizes with appropriate set backs from roads following the proportion along the cul-de-sac developments.

**BF 03-** Subtle changes in building line recommended.

**BF 04-** Building height should remain between 1-2 storeys. Roof types should be pitched.

**BF 05-** Use of low wooden fencing, red brick and gault brick walls, hedges, shrubbery and picket fencing. However, properties in Manor Close should have minimal boundary treatments.

**BF 07-** The majority of buildings are bungalows. This typology can mix with detached and terraced typologies to blend with the surrounding character area. Terraces may be suitable where immediate context supports them, especially in Manor Close. Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

### CA3- Buxton: Brook Street

**SL 01-** Respect the linear pattern of Brook Street.

**SL 02-** Provide spacious plot size with front driveways facing onto Brook Street.

**SP 03-** Promote active travel by respecting and enhancing the existing public footpath and the restricted byway (BR7).

**GI 02-** Development should respect views of the open fields and wider countryside.

**BF 02-** Provision of detached and terraces with large plots is supported, with various front and back gardens that are in keeping with the immediate context.

**BF 03-** Setbacks should be varied to avoid monotonous building lines.

**BF 04-** Heights should not exceed 2 storeys, and new development should avoid blocking countryside views. The majority of properties have pitched roofs with some occasional hipped roofs.

**BF 05-** Mix of low red brick walls, timber fencing, hedges, shrubbery, flint walls and thick grass verges should be provided.

**EE 05-** Strengthen biodiversity and the natural environment. Comprehensive landscape buffering is recommended along the edge of this character area.

### CA4- Buxton Village Historic Core

**SL 01-** Residential development should follow the nucleated pattern along Mill Road and Coltishall Road.

**SP 01-** Encourage active travel. Ensure this character area remains well connected to the other parts of the parish and surrounding countryside, considering new and improved footpaths and bridleways where possible.

**SP 02-** Central parking areas are acceptable in this area, but must be sensitively designed and benefit from natural overlooking and surveillance.

**GI 01-** New developments should respect the surrounding open countryside, water meadows and key views.

**BF 01-** Propose windowed front elevations to improve natural surveillance.

**BF 02-** Provide generous front and back gardens, especially along Back Lane and Coltishall Road.

**BF 03-** Respect the irregular building line pattern.

**BF 04-** Building heights are between one to two storeys with pitched and hipped roof styles.

**BF 07-** Contemporary styles of architecture will only be encouraged where they are exemplary and enhance or express the historic character of the area. Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.



## CA5- Buxton Mill Historic Core

**SL 01-** Residential development should follow the enclosed linear pattern along Mill Street.

**SL 02-** Provide regular plots with narrow setbacks facing Mill Street.

**SP 01-** Encourage active travel. Ensure this character area remains well connected to the other parts of the parish and surrounding countryside, considering new and improved footpaths and bridleways where possible.

**SP 02-** On-plot parking is recommended. Avoid on-street parking.

**SP 03-** Enhance the public footpath along the River Bure which intersects at Buxton Mill.

**GI 02-** New developments should respect the surrounding countryside and key views.

**BF 02-** Spacious front and back gardens along with driveway spaces inset in the open countryside.

**BF 03-** Subtle changes in building line recommended.

**BF 04-** Heights may extend to 2 storeys, but new development should avoid blocking views into the countryside. Roof types should either be pitched or hipped.

**BF 05-** Use of low picket fencing, stone and brick walls, shrubs and metal railings is recommended.

**BF 07-** Provide terraced and detached houses with moderate-large plots. Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

## CA6- Lammas

**SL 01 & SL 02-** Respect the residential and commercial (Bure Valley Business Centre) character of the area and ensure future development complements the existing uses. New developments should maintain the elongated east-west linear pattern of the development.

**SP 03-** Encourage active travel. Ensure this character area remains well connected to the other parts of the parish and surrounding countryside, considering new and improved footpaths and bridleways where possible.

**GI 01-** Protect and enhance the pocket open space at the Little Hautbois Road/Scottow Road junction, Buxton Mill bend and water meadows.

**GI 02-** Respect the views toward the listed buildings and other landmarks such as the Church of St Andrew.

**BF 02-** Ensure front and back garden sizes reflect adjacent local character.

**BF 03-** Subtle changes in building line recommended.

**BF 04-** Building heights should be limited to two storey with a mix of pitched and hipped roof styles.

**BF 07-** Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

**EE 06-** Mitigate flood risk along Lammas by incorporating SUDs into new developments.

## CA7- The Heath

**SL 01-** Respect the compact cluster of residential properties in nucleated form set isolated within the countryside.

**SP 03-** Encourage active travel by promoting a public right of way which links The Heath to Norwich Road to the west.

**SP 04-** On-plot parking is recommended. Avoid on-street parking.

**SP 03-** New developments should respect the surrounding open countryside and key views. Respect the view towards the telephone box along Sandy Lane.

**BF 01-** Propose windowed front elevations to improve natural surveillance.

**BF 02-** Provision of large plot sizes and setbacks.

**BF 04-** Heights do not exceed than 2 storeys, and the new development should avoid blocking views to the countryside. Roof types should either be pitched or hipped.

**BF 05-** Use of low red brick walls, hedges, and low timber fencing is maintained.

**BF 07-** Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

## CA8- Little Hautbois

**SL 01-** Residential development should respect the isolated nucleated pattern.

**SL 02-** Respect the irregular form of development.

**SP 03-** Encourage active travel along the course of the River Bure, the Bure Valley path and field paths.

**SP 04** On-plot parking is recommended. Avoid on-street parking.

**GI 02-** New developments should respect the surrounding countryside and key views.

**BF 04-** Heights may extend to 2 storeys, but the new development should avoid blocking views to the countryside. Some agricultural buildings are three storey. Roof types should either be pitched or hipped.

**BF 05-** Use of red brick and flint walls, hedges and tree lines as boundary treatments.

**BF 07-** Provide detached houses with moderate-to-large plots. Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

## CA9- Badersfield

**SL 01** - Respect the campus-style residential development centred along Barnby Road. Protect and enhance the character of the RAF Coltishall Conservation Area.

**GI 02**- Protect the interlocking green spaces and mature trees.

**BF 03**- New development should provide large plots with spacious front and back gardens including additional space for front driveways.

**BF 04**- Building heights should be limited to two storey with a mix of pitched and hipped roof styles.

**BF 07**- Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

## CA10- Countryside

**SL 01**- Respect the rural character of the countryside.

**SL 02**- Respect the limited and isolated farmsteads and rows of residential development along rural lanes.

**SP 03**- Retain the network of public rights of way that cross this character area.

**SP 02**- On-plot parking is recommended. Avoid on-street parking.

**BF 02**- Large plots are recommended with generous front and back gardens.

**BF 04**- Heights may be 1 or 2 storeys with pitched and hipped roof styles. New development should avoid blocking views to the countryside.

**BF 05**- Provision of mature trees, shrubs, low hedges and timber fencing as boundary treatments is recommended.

**BF 07**- Developments should use materials which are sympathetic to local character and distinctiveness. Contemporary designs will be supported where the materials are of high quality and integrate well with their surroundings.

**EE 05**- Protect and enhance the water meadows and wider biodiversity and natural environment. Comprehensive landscape buffering is recommended along the edge of new developments.