Buxton with Lamas

Neighbourhood PLAN

Badersfield • Buxton • Lammas • Little Hautbois

Buxton with Lamas Neighbourhood Plan

2024 - 2038



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

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A note on spelling:

Lammas 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.

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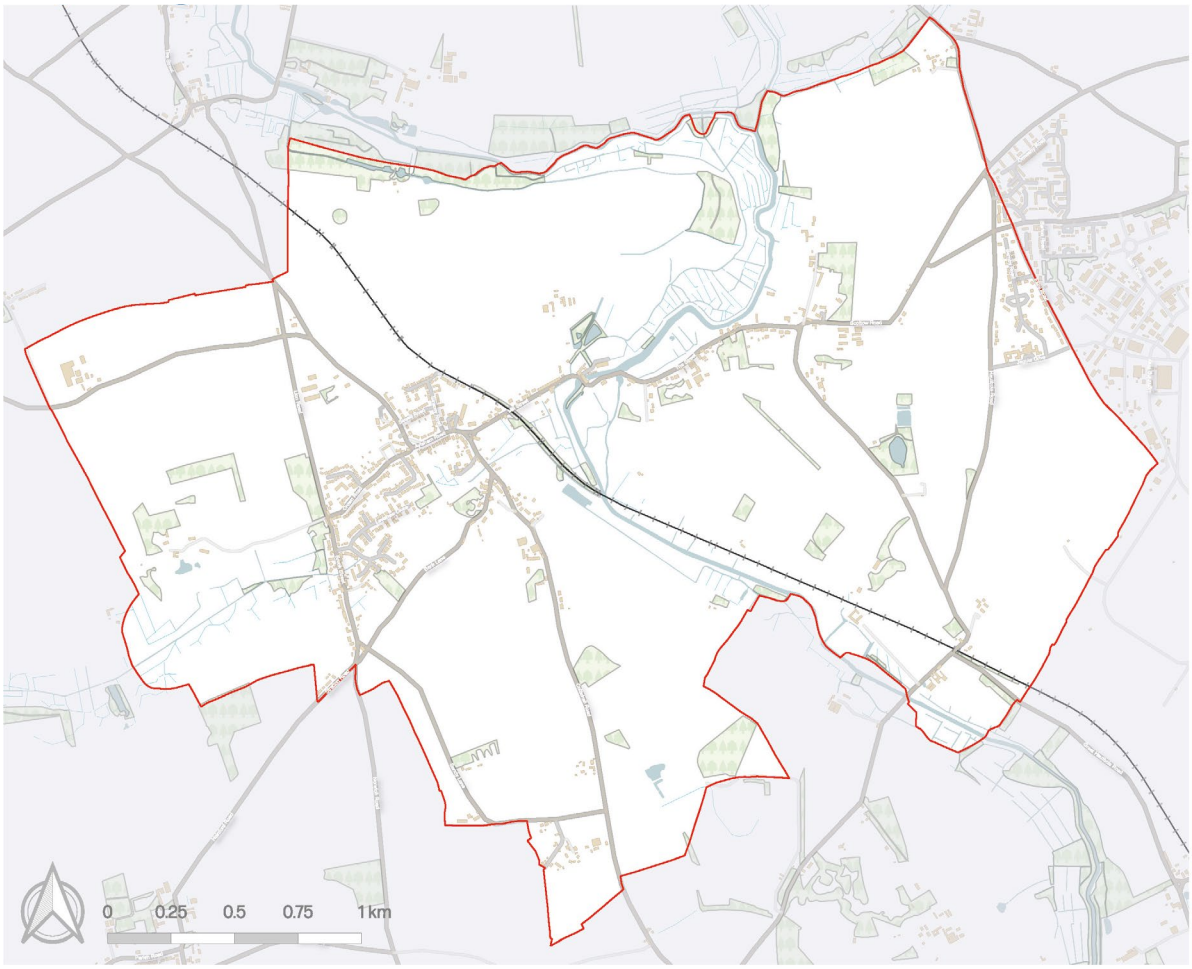
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1 Introduction

1.1.1 This document is the draft 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. Once adopted, 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*

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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".[1]

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:

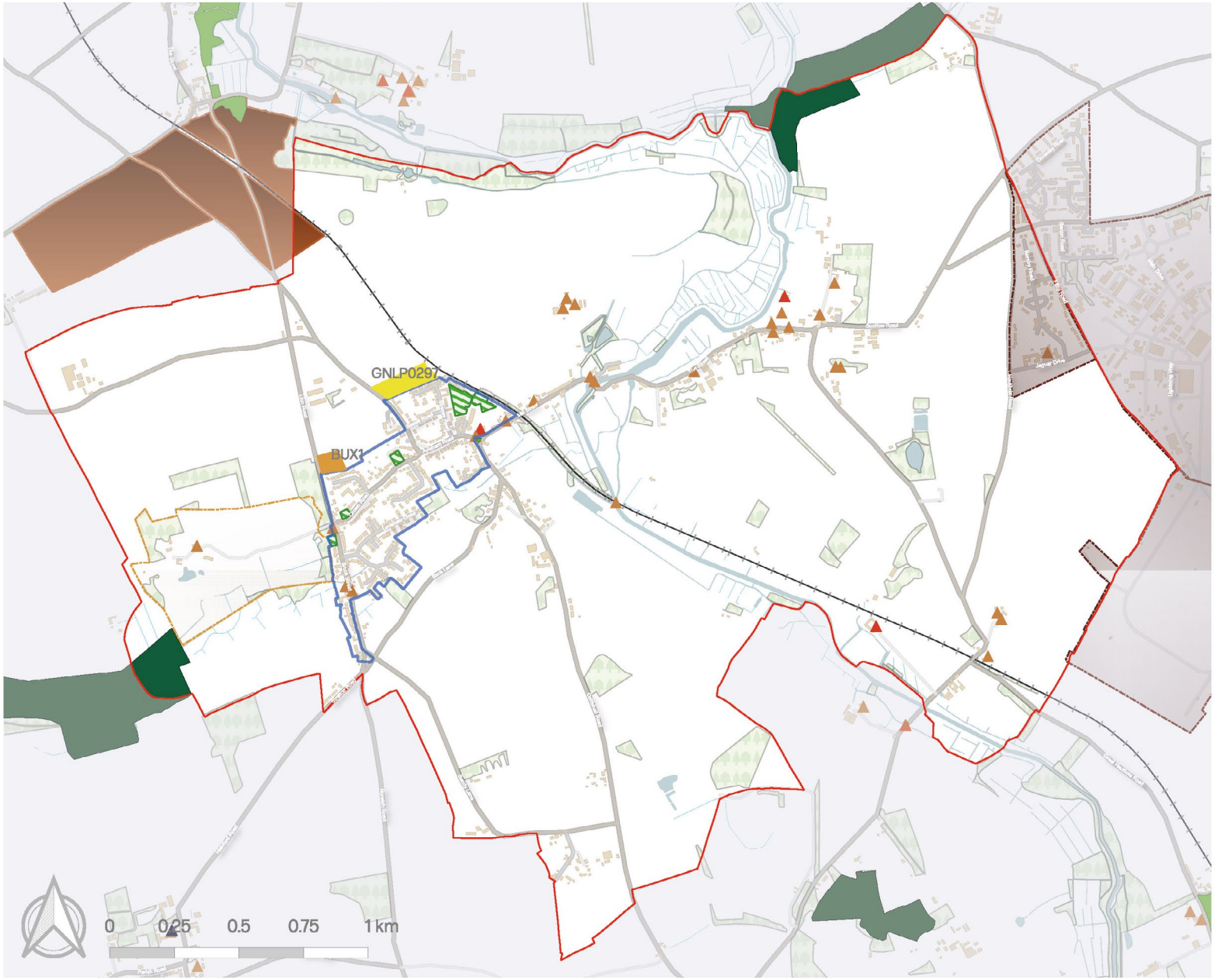
- The Joint Core Strategy DPD, adopted in 2011, with amendments relating to housing growth in Broadland, adopted in 2014. This Core Strategy covers the period up to 2026;
- The Site Allocations DPD (SA DPD) adopted May 2016. This identifies areas of land in Broadland District for specific types of development; and
- The Development Management DPD (DM DPD) adopted in August 2015.
- Growth Triangle Area Action Plan adopted 2016. This is not applicable to the Buxton with Lamas neighbourhood plan area.

1.2.2 The Joint Core Strategy and the Site Allocations are expected to be superseded by the Greater Norwich Local Plan in early 2024. Currently adopted Local Plan policies with site specific designations are shown in Map 2 below.

1.2.3 Of particular note, the Site Allocations DPD allocates land east of Lion Road for the development of approximately 20 homes. The emerging Greater Norwich Local Plan brings this site forward and, in addition, proposes 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



Map 2: *Local Plan designations*

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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, Lammas, 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.

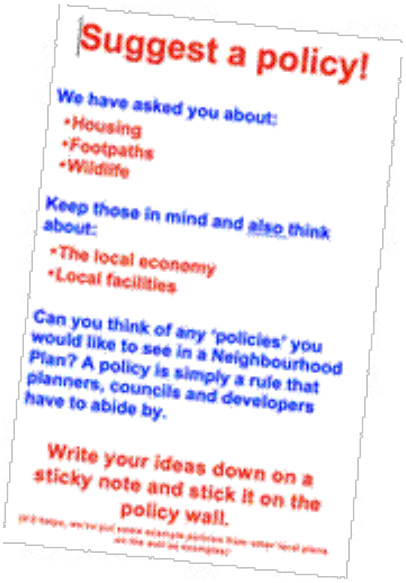
Buxton with Lamas Neighbourhood PLAN
• Badersfield • Buxton • Lammas • Little Hautbois

"What do you think?"
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*

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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 rented accommodation.

2.2.3 The 2011 Census[2] 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.

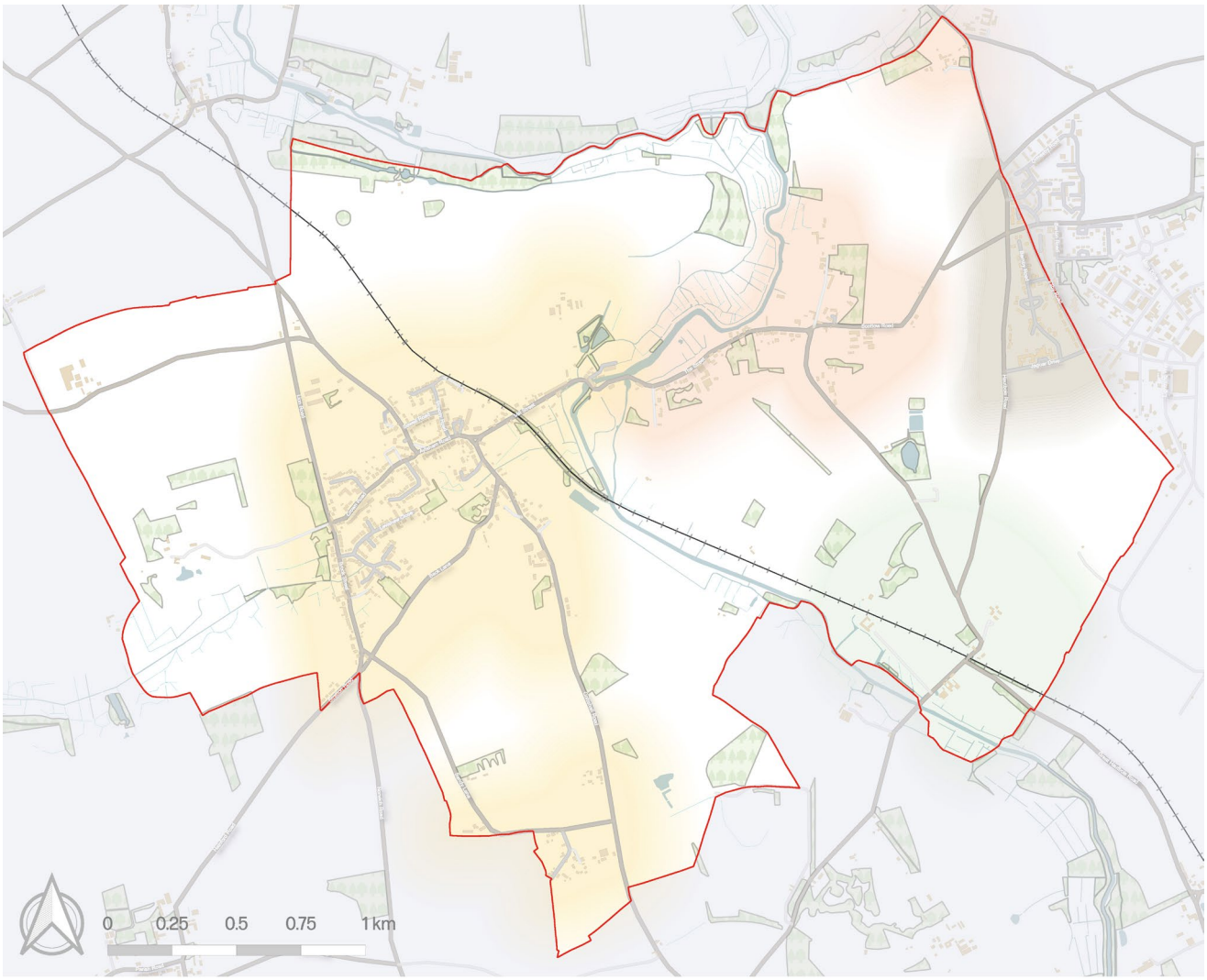
2.2.6 The 2011 Census recorded that most of the houses, 82% of a total of 725 dwellings, are either detached or semi-detached houses or bungalows. There are very few flats, 17 in total or 2.4%.

2 Comparable data at parish level not available at time of writing from 2021 Census

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*

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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 20th 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 13th 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.

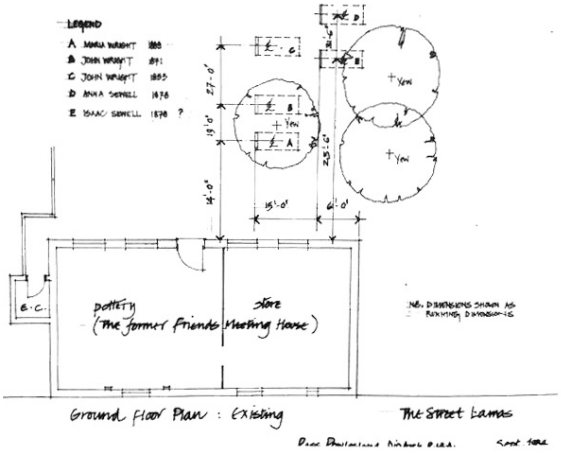




Left: St Andrew's Church; right: Lammas Manor

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 Lammas 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.

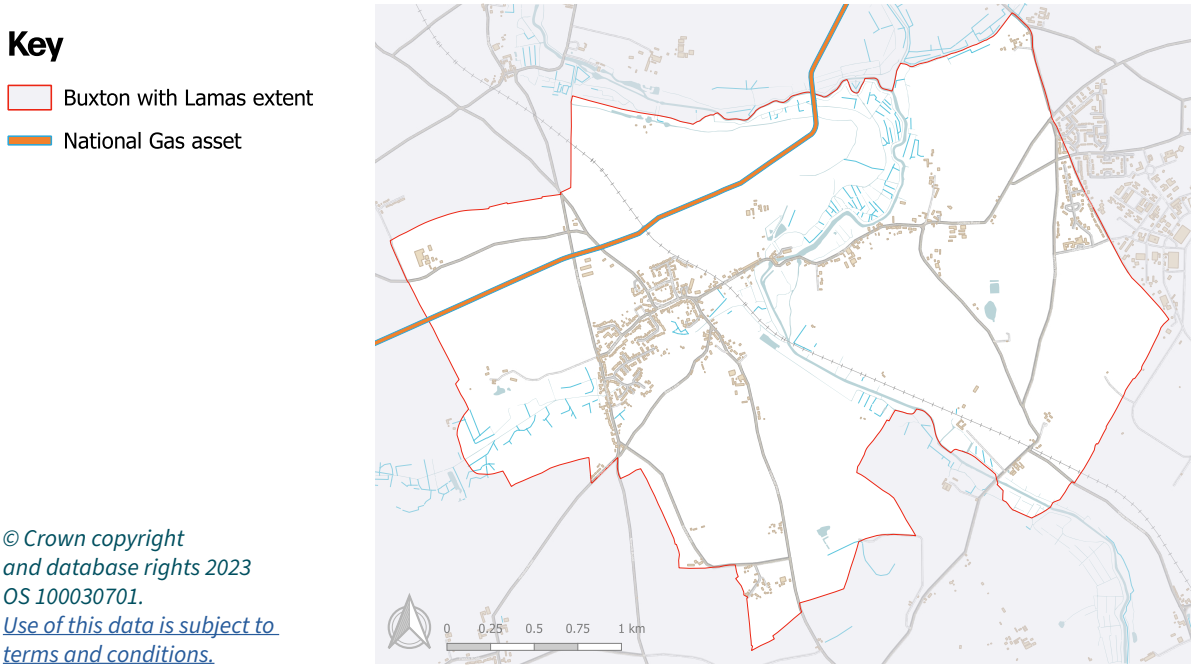
2.9 Utilities

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).



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***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, passing through Badersfield, Lammas and Buxton and one service from Buxton to Aylsham. Community buses provide transport from Buxton to Aylsham on Mondays and Fridays and to Dereham on Fridays.

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

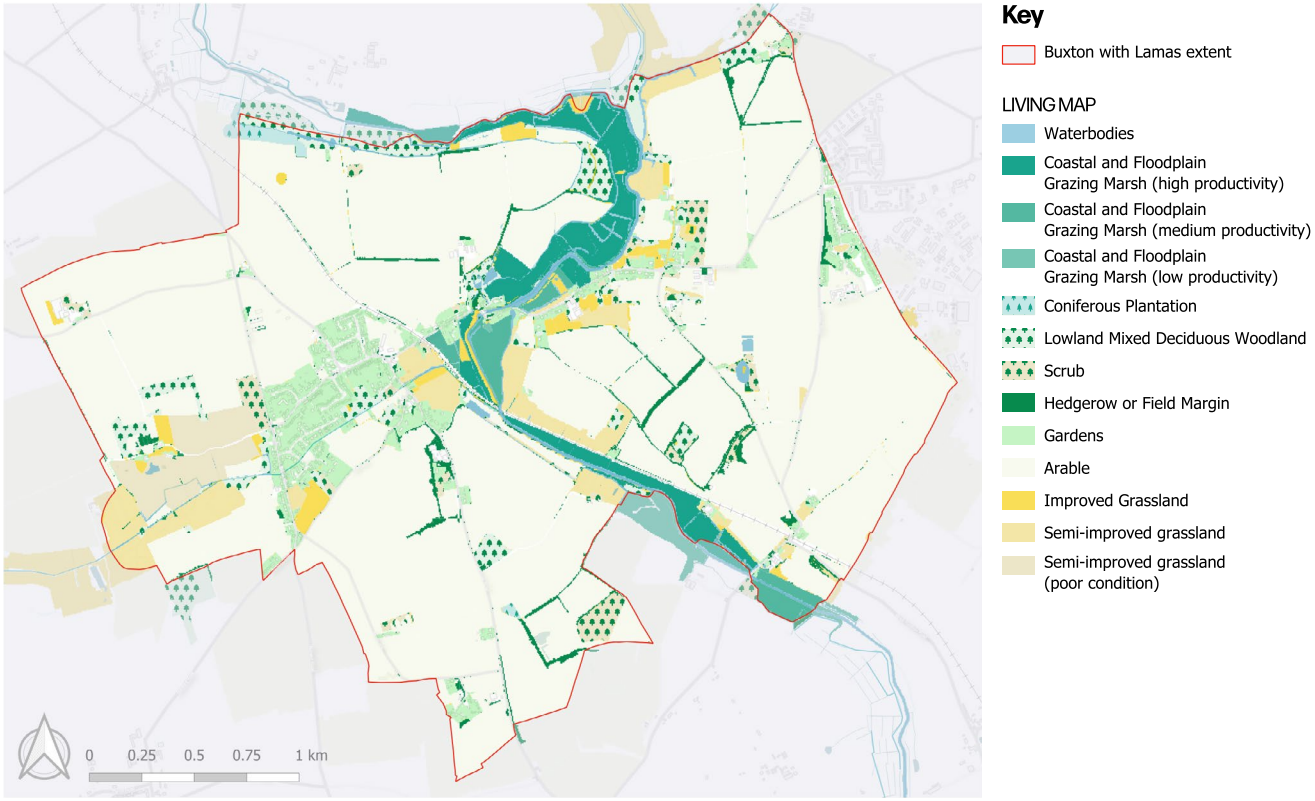
2.18.1 There are no internationally or nationally designated sites of environmental importance in the parish. Priority habitats in the parish, as identified by Natural England, are floodplain grazing marsh, deciduous woodland, semi improved grassland and lowland meadows.

2.18.2 Norfolk County Wildlife Sites (CWS) within the NP boundary are Stakebridge Beck & Lady Bower, Lammas (CWS 1161) and Ivy Farm Meadows 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.

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2.19 Landscape

2.19.1 Buxton with Lamas parish falls within the Landscape Character Areas of the Bure River Valley, the Marsham & 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 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.

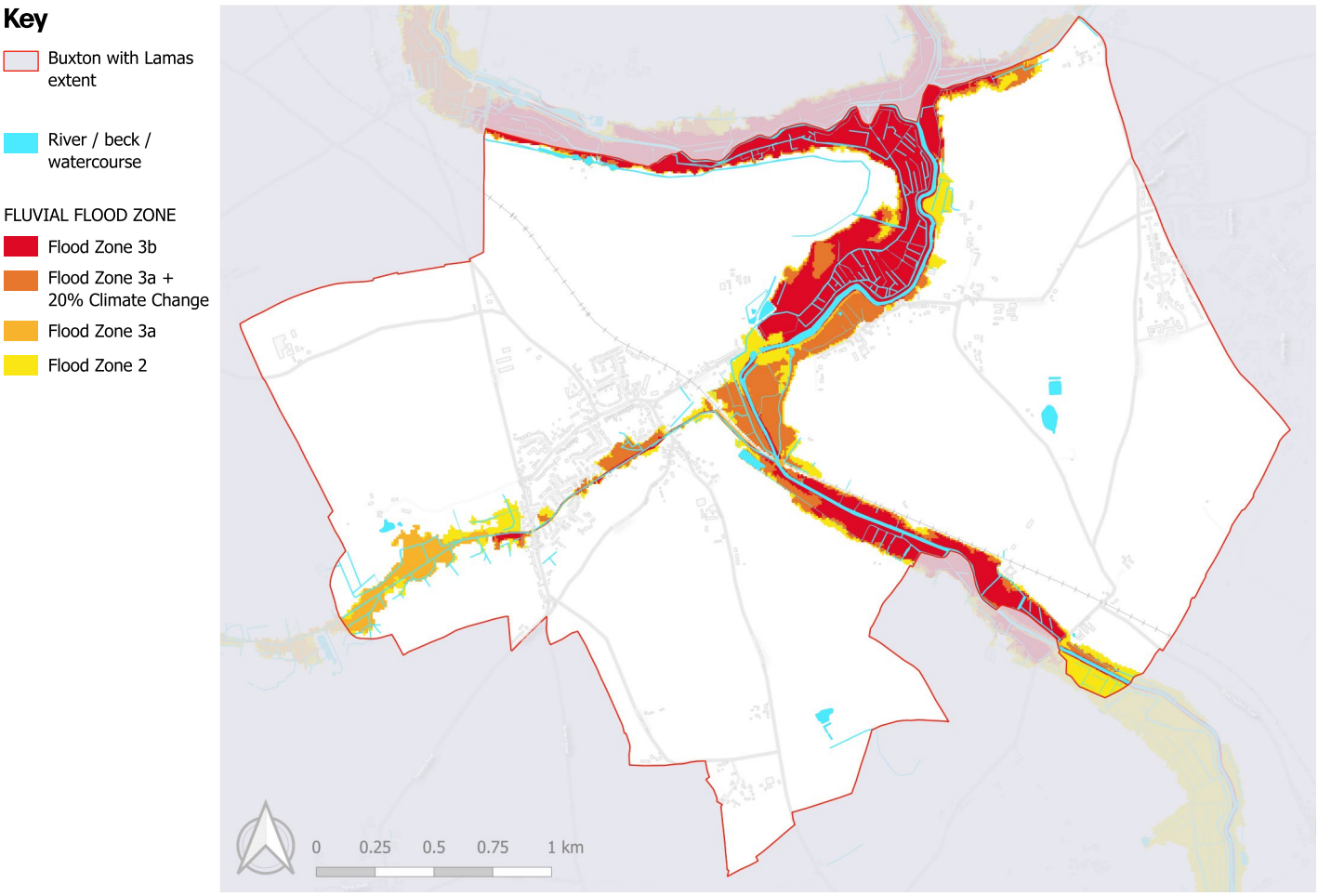
Fluvial flooding (flooding from rivers)

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, Levishaw 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.



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

Flood zone mapping © Jeremy Benn Associates Ltd.
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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.

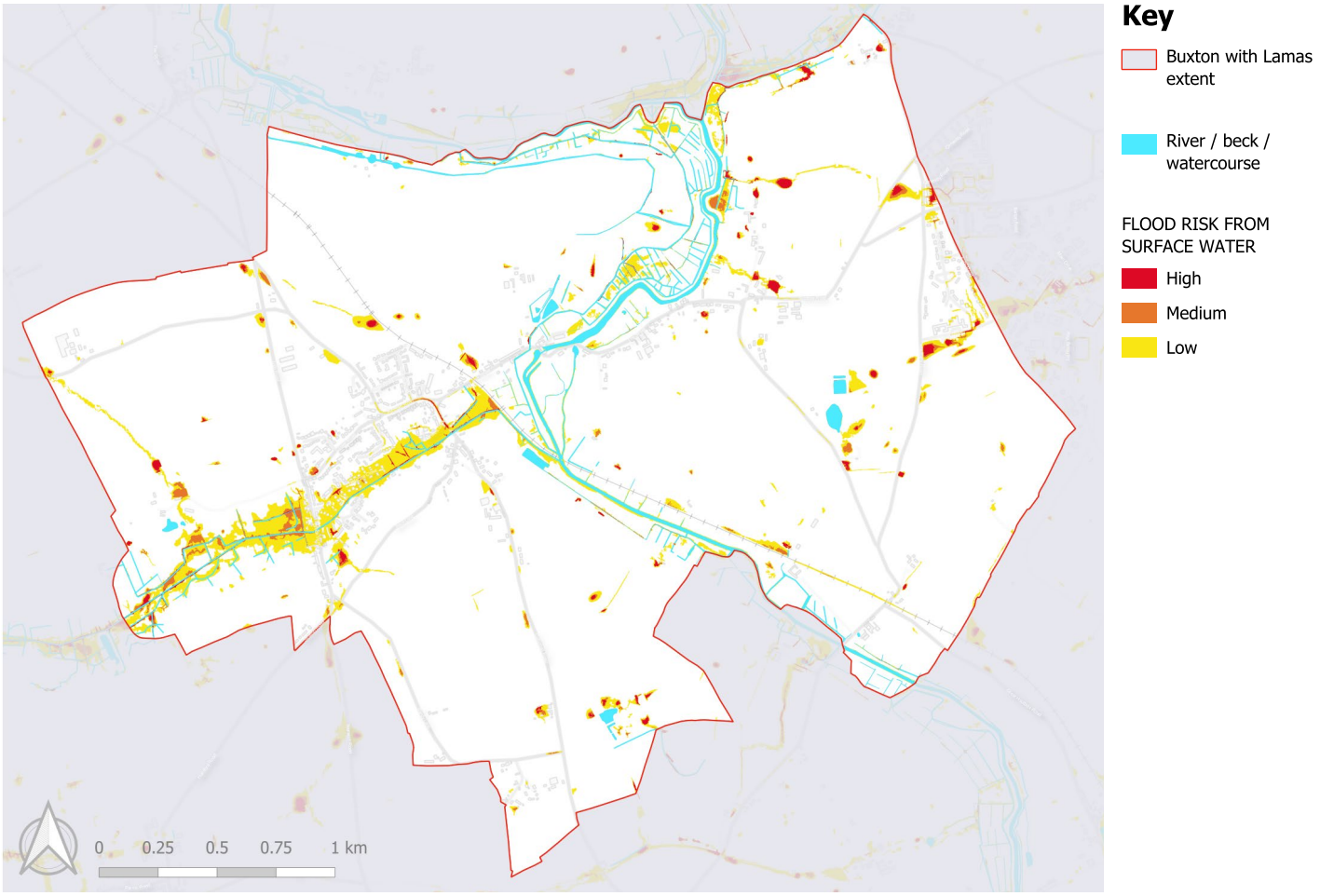
The above takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

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

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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 Lammas, 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[3] 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.

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3 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[4].

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.

4 Anglian Water Buxton-Coltishall Rd Tps, Buxton Mill Pumping Station and Coltishall Stw (source: 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.

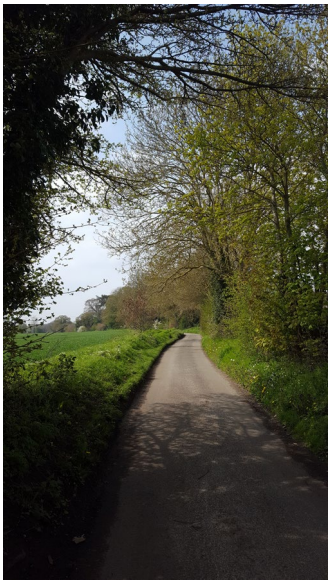
Any growth and development will preserve its peace and quiet, respect its heritage, and strengthen its connections within the community and to the wider area. Staying on a small scale, it will be in keeping with the distinctive character and identity of each of the four villages, and will enhance the 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: There will be limited growth in the parish, the focus of which will be in Buxton village

Linked Planning Policies and Community Initiatives:
Policy BUX 1: A spatial strategy

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

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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: Views to be protected

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: there will be limited growth in the parish, the focus of which will be in 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 SPATIAL STRATEGY

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 emerging Greater Norwich Local Plan, which is expected to replace the Site Allocations Development Plan Document (SA DPD) and the Joint Core Strategy in early 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 adopted SA DPD allocates 0.7 hectares of land east of Lion Road for residential development to deliver approximately 20 homes. The emerging Greater Norwich Local Plan brings this site forward and 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 adopted SA DPD as well as in the emerging GNLP.

5.1.4 Other (March 2023) specific policies which are applicable to Policy BUX 1 are:

- **Policy 15** in the Joint Core Strategy (2011 with 2014 amendments) identifies Buxton as a Service Village where: *"land will be allocated for small-scale housing development subject to form and character considerations."* The policy also encourages: *"small-scale employment or service development appropriate to the scale and needs of the village and its immediate surroundings"* and protects *"existing shops and services"*.
- **Policy GC2** in the Development Management DPD (DM DPD) supports development within settlement limits[5] 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

5 The Broadland documents refer to settlement 'limits', rather than 'boundaries'.

5.1.5 The Joint Core Strategy and the DM DPD restrict 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**).
- Affordable housing for a specific local need adjacent to villages, farm diversification, home working, small-scale and medium-scale commercial enterprises, where a rural location can be justified including limited leisure and tourism to maintain the rural economy (Joint Core Strategy (2011) **Policy 17: Other smaller rural communities and the countryside**).

5.1.6 The emerging GNLP is at an advanced stage. As part of the examination process, 'main modifications' were published for consultation for a period of 6 weeks, starting 25 October 2023. The emerging GNLP includes Policies 7.4 and 7.5 which have particular relevance to Buxton with Lamas parish.

- **Policy 7.4 Village Clusters** in the GNLP supports housing development on allocated sites in village clusters, together with infill development within settlement boundaries. The villages of Buxton with Lamas and Brampton is identified as comprising one cluster and is identified for the delivery of 66 dwellings over the plan period. Policy 7.4 is then supported further by two site allocations in the Buxton with Lamas and Brampton village cluster, both of which fall within the Buxton with Lamas parish. The existing allocation for 20 homes on land east of Lion Road is carried forward and Policy GNLP 0297 allocates a new site on land east of Aylsham Road for the development of 40 new homes.
- **Policy 7.5 Small Scale Windfall Housing Development** Self build and custom build windfall housing development outside defined settlement boundaries[6], replaced the previous submission stage Policy "Small Scale Windfall Housing Development" as part of main modifications consultation during the examination stage. The revised 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).

5.1.7 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.

5.1.8 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…"

5.1.9 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.

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6 As per modifications consultation in October 2023. The policy differs from the policy at the submission stage of the GNLP.

Policy intent:

5.1.10 The intent of this policy is to provide a clear spatial strategy specific to Buxton with Lamas parish.

5.1.11 The policy refers to the statutory development plan. This may change during the lifetime of this neighbourhood plan. Currently it comprises the Joint Core Strategy (2011 with 2014 amendments), the DM DPD and the SA DPD. Once adopted, the emerging Greater Norwich Local Plan will supersede the Joint Core Strategy and the SA DPD. Once this neighbourhood plan is adopted this will also be part of the statutory development.



Map 9: *Buxton village settlement boundary*

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Policy BUX 1: A strategy for limited and 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[7] 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 so long as 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) 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.

7 The planning policies in this NP and in the Local Plan

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 although it does provide 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.

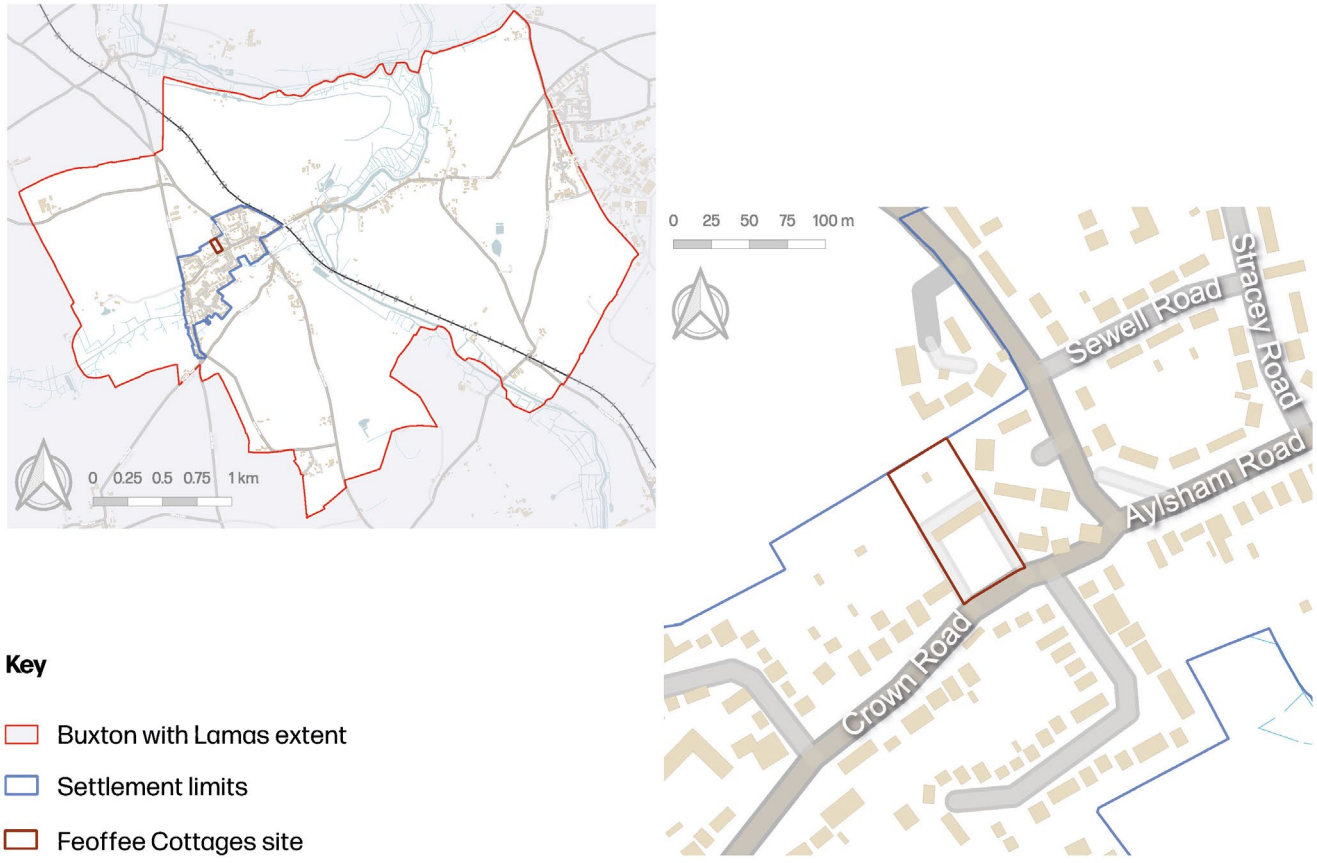
5.2.7 Other policies in this plan would apply to any development proposals coming forward on the site. This includes:

- **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*

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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. Development proposals which lead to a loss of affordable homes for local people will not be supported.

2. 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.

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 must 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 will be expected to 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. North facing back gardens need to be longer to ensure sunlight is maximised.

d) Where there is a consistent building line and set back distances, new proposals should maintain these. Buildings should ordinarily 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 (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, wrought iron, 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. All development proposals (alterations, extensions, conversions, infill developments, residential and non-residential) are expected to ensure a reasonable standard of amenity for people. 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. Planning permission will be refused where proposed development would lead to an unreasonable impact on existing neighbouring occupants, the amenity of the area or a poor level of amenity for future occupiers of the proposed development.

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, a decayed mediaeval village. 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)

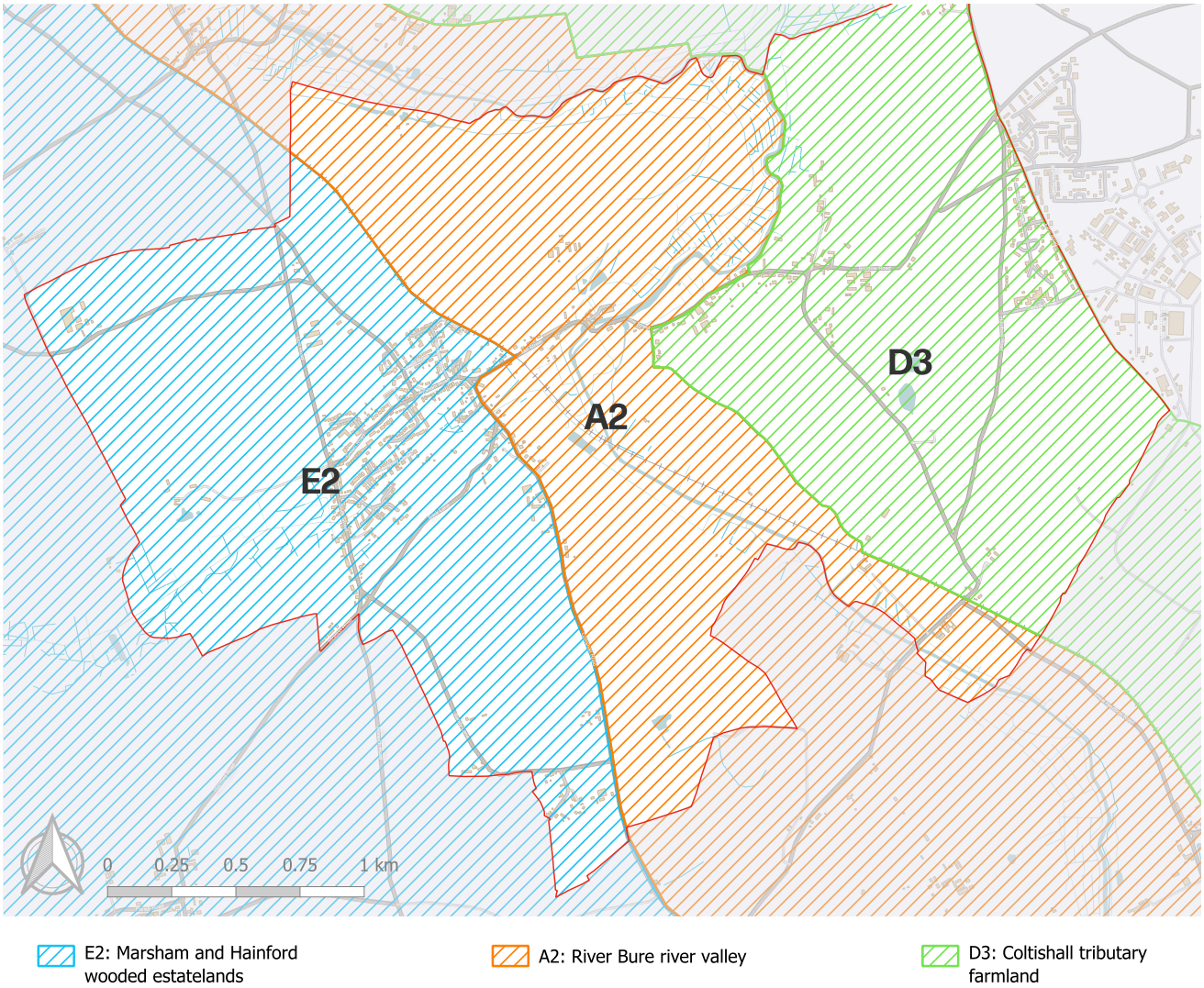
LCA River Valley:

- 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)*

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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. Proposals coming forward within Buxton's development boundary will be expected to maintain or enhance the prevailing green feel of the village, with its large network of interconnected gardens, the water meadows, and other influencing landscape features (Camping Beck, the River Bure, the corridor provided by the Bure Valley Railway), all of which provide a treed and vegetated green backdrop to the village streets and buildings.

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 to existing settlement patterns and built form character. Proposals which physically encroach into the open countryside will not be permitted unless landscape appropriate mitigation measures are secured that can ensure the scheme successfully assimilates 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

Proposals for development on sites that form part of a garden or group of gardens or that subdivide an existing residential plot will not be supported unless:

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: VIEWS TO BE PROTECTED

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.

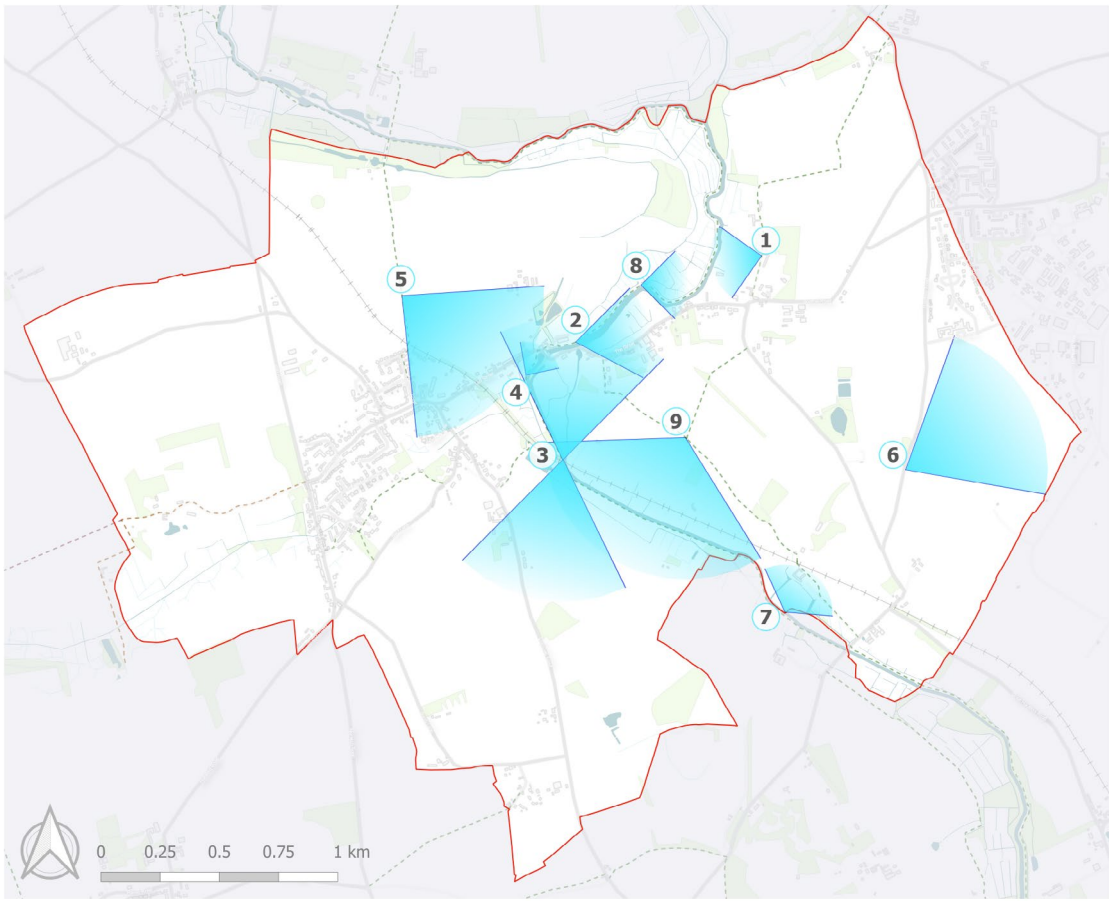
Policy intent

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

Policy BUX 8: Views to be protected

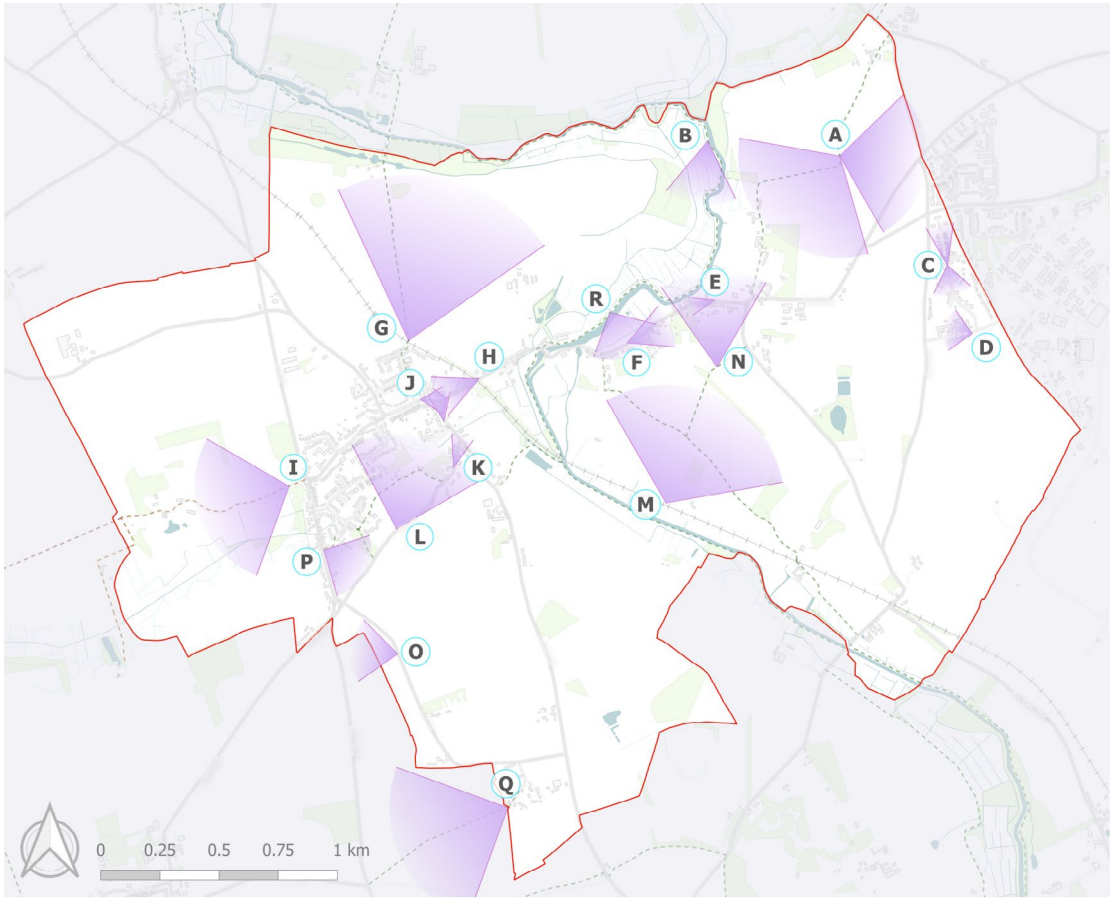
To be supported development proposals must respect the Priority Views and Locally Iconic Views, shown on Maps 12 and 13 overleaf and described in Appendix 1. This means:

a) protecting the Priority Views from any significantly adverse changes as a result of proposed development; and
b) ensuring that any development proposal that impacts on the Locally Iconic Views does not detract from, and seeks, wherever possible, to enhance, the key features of the views.



Map 12: *Priority views*

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Map 13: *Locally iconic views*

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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 HAUTBOIS 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.

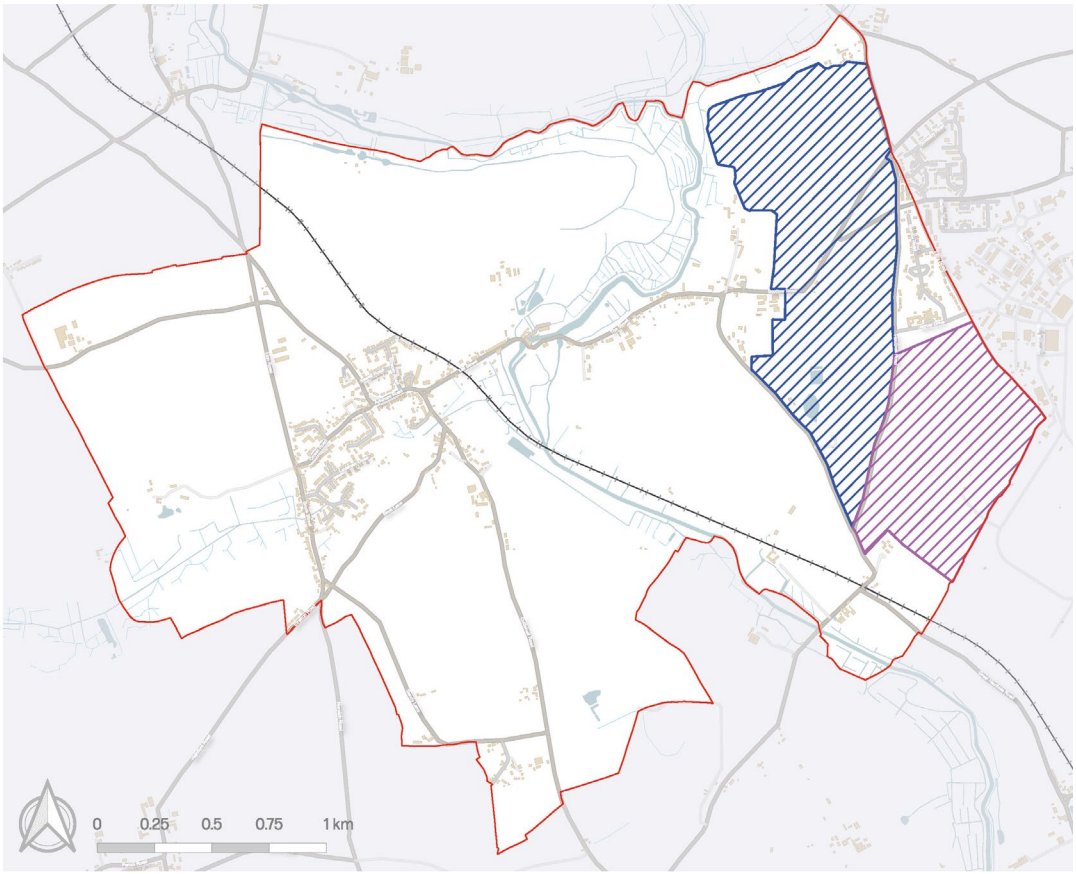
5.9.7 The area of separation between Badersfield and Little Hautbois has an important role in maintaining settlement identity and is consistent with the landscape planning guidelines (set out in the Broadland LCA 2013) for landscape character area D3: Coltishall. See Appendix 3 for further information.

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.

5.9.10 Policy BUX 9 refers to land uses that need to be located in the countryside. This could apply to essential infrastructure or development for agricultural or horticultural purposes.



Map 14: *Areas of separation*

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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. This means the existing open and undeveloped character must be retained.

2. Development proposals will be resisted, other than for land uses that need to be located in the countryside (see **Policy BUX 1**)and where:

- **a)** the open nature of the expanse of rising land that separates Lammas from Badersfield is respected;
- **b)** the landscape setting of Lammas is respected; and
- **c)** the smooth, predominantly uninterrupted skyline and wide expansive landscape contained by distant wooded horizons are retained.

Little Hautbois and Badersfield

3. The Little Hautbois and Badersfield Area of Separation is designated as also shown on Map 14. This means the existing open and undeveloped character must be retained.

4. Development proposals will be resisted, other than land uses that need to be located in the countryside and where:

- **a)** the open nature of the expanse of land that separates Little Hautbois from Badersfield is respected; and
- **b)** the landscape setting of Little Hautbois is respected.

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 /cm²/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 /cm²/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.
- 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.

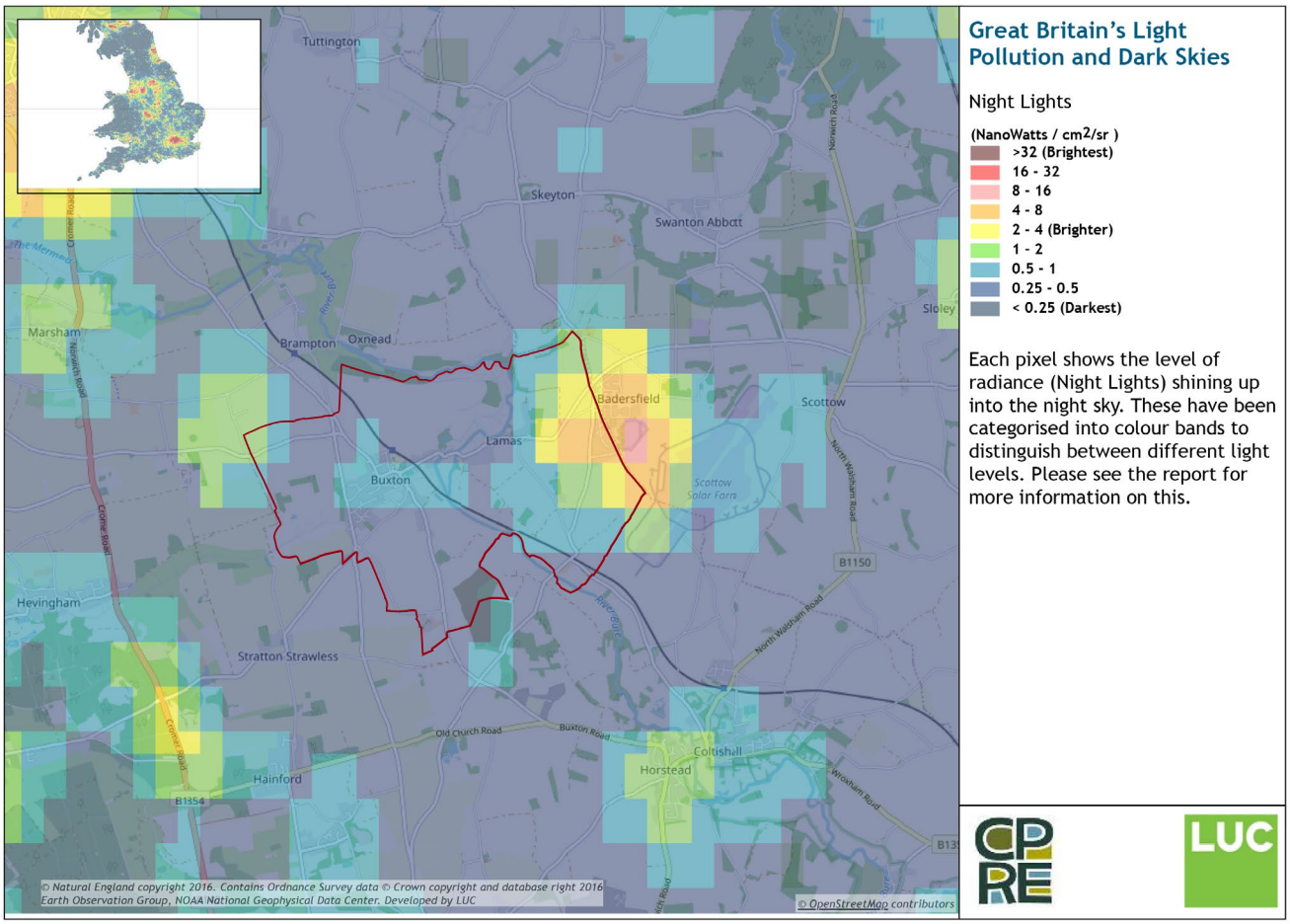
With regards to the fifth principle, light from the blue end of the spectrum at night can have adverse effects on fauna and flora and on human health. Colour temperatures are measured in Kelvin and this is symbolised with the letter K. The higher the Kelvin rating, the whiter and then bluer the light 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 issue associated with light intrusion, including in rural areas, and the principles noted above are consistent with government guidance[8].

Policy intent

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

8 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

1. Development proposals which include external lighting will only be permitted if the night sky is protected from light pollution. This means the proposed lighting:

- **a)** Is the minimum appropriate for its purpose (for example turned off when it is not needed);
- **b)** 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);
- **c)** Avoids light spillage beyond the area intended to be lit;
- **d)** limits the amount of shorter wavelength (blue-violet) light to the least amount needed and no more than 3000 Kelvin.

2. 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 will be expected to conserve or enhance the significance of designated heritage assets such as the listed buildings and their respective settings.

2. Where proposals have an effect on 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. The buildings and assets listed below and described in Appendix 2 to this NP, have been identified as non-designated heritage assets.

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
- Lowland meadows

Woodland

- Several areas of deciduous woodland

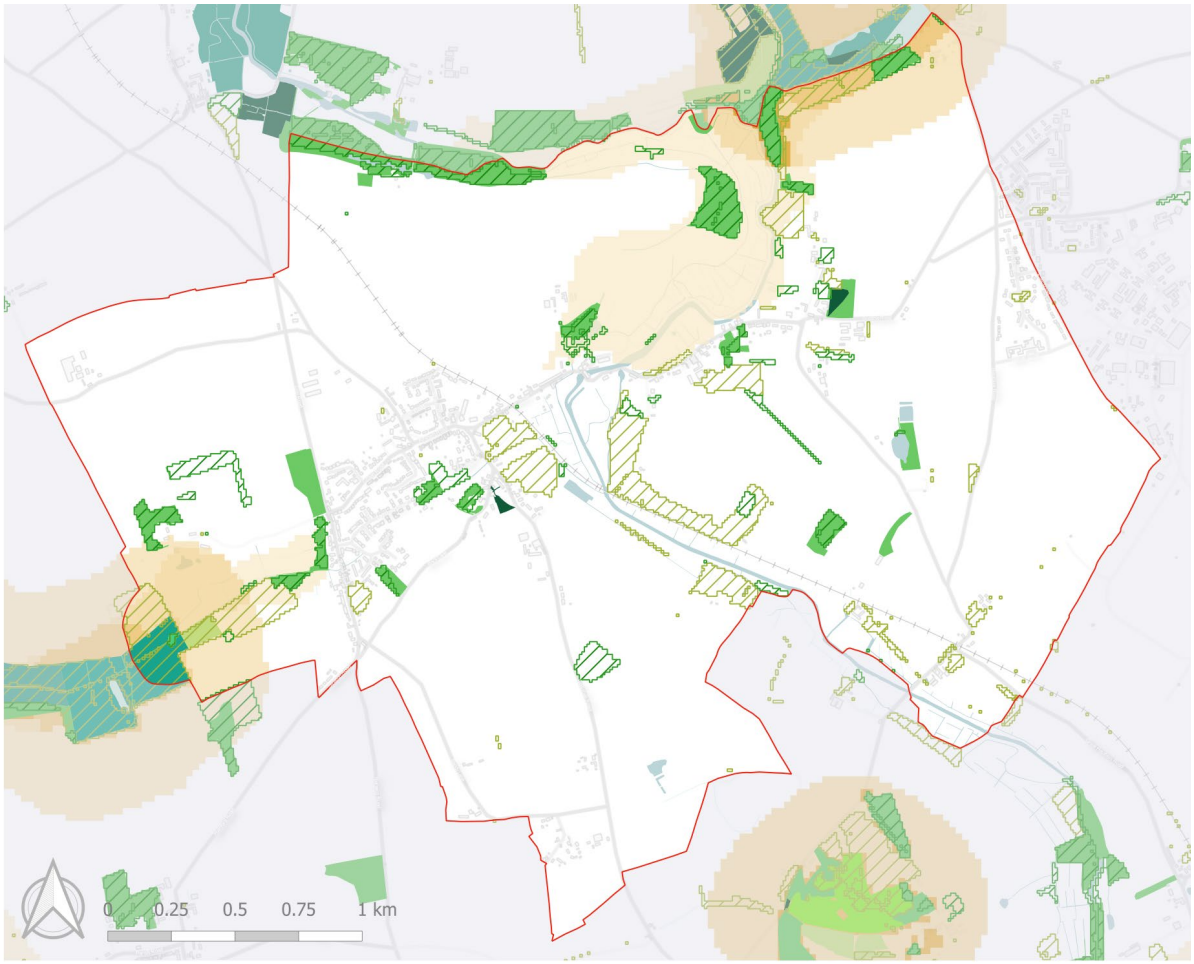
Chalk Rivers

- the River Bure

5.12.2 The Norfolk Biodiversity Partnership has published at https://www.norfolkbiodiversity.org/ecological-networks/ mapping data across the county showing areas of grassland and heathland, woodland, and wetland. 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 Joint Core Strategy.

5.12.3 Map 8A in the Greater Norwich Local Plan (GNLP) identifies strategic green infrastructure corridors across the plan area. The eastern part of the parish (the River Bure corridor and areas to the east) falls into this strategic GI corridor.

5.12.4 As well as Natural England Priority Habitats and Network Expansion and Enhancement Zones, Map 16 also shows core and stepping stone grassland, heathland and woodland identified as part of the work informing the GNLP.



Map 16: *Priority Habitats, Network Zones, and core and stepping stone grassland, heathland and woodland*

Sources: Norfolk County Council; Natural England, available under Open Government licence v3.0
https://naturalengland-defra.opendata.arcgis.com/datasets/Defra::priority-habitats-inventory-england/about

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5.12.5 Parish level knowledge has resulted in the sites shown on Map 17 being identified as also having importance for biodiversity. This includes all local areas of woodland, the Bure Valley Railway, a narrow gauge providing an important ecological corridor connecting to adjacent parishes and the water meadows, a distinctive ecological feature in the parish.

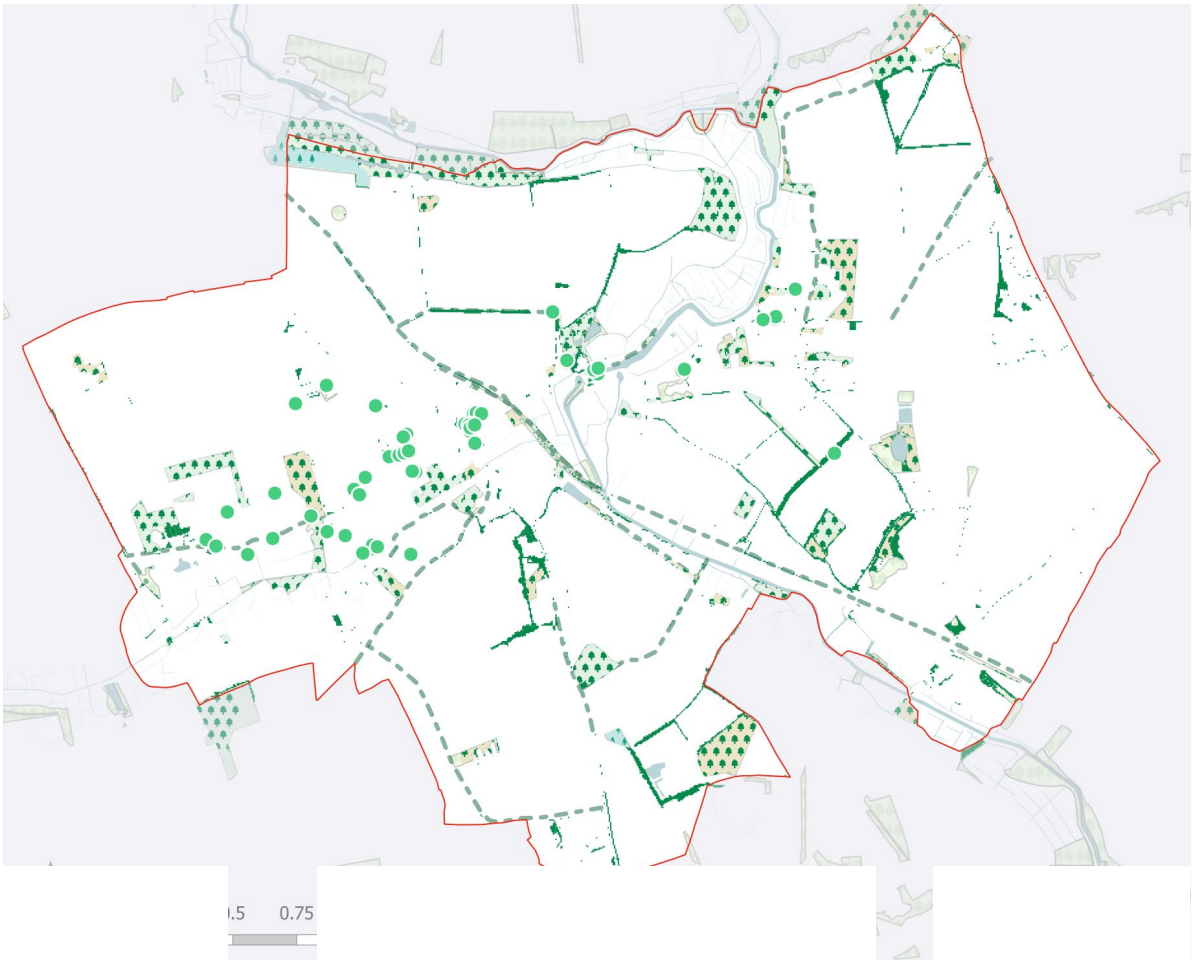
5.12.6 As seen in the Engagement Survey 2022 results, residents attach great importance to the woodlands and water meadows in the parish.

Important trees and hedgerows:

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/uksi/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 these individual sites is provided in Appendix 4.



Map 17: *Woodland, hedgerows and important trees 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.

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Policy intent

5.12.10 To ensure sites and features of biodiversity value are identified, understood and taken into account when planning applications are being determined.

5.12.11 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. https://www.arguk.org/get-involved/projects-surveys/saving-amphibians-in-drains

5.12.12 Where adverse impacts on biodiversity features are unavoidable, these must be adequately mitigated and, where required, compensated for.

5.12.13 Loss of trees and hedgerows on a development site would 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 1 replacement tree to provide adequate compensation. Hedgerows should be replaced following a 1:3 ratio. Please note, compliance with Biodiversity Net Gain legislation may necessitate additional measures.

Policy BUX 12: Protecting sites of existing biodiversity value

1. Development proposals close to or involving a site or feature of biodiversity value, must take full account of that value.

Sites of biodiversity value:

- **a)** Woodland along Stakebridge Beck, and King's Beck, a recognised County Wildlife Site (1161) and adjacent Loke Farm woodland.
- **b)** Ivy Farm Meadows County Wildlife site (1412) at Dudwick Park.
- **c)** Other local woodland shown on Map 17
- **d)** Stakebridge Farm woodland
- **e)** 9 Acre plantation
- **f)** Keepers Cottage woodland
- **g)** Blue Lagoon Buxton Lodge woodland
- **h)** Lion Road Woodland
- **i)** Glebe House meadows and woodland
- **j)** The Dell (also a Local Green Space under Policy BUX 16).
- **k)** Sites identified under Policy BUX 14

Features of biodiversity value:

- **l)** Notable trees and important hedgerows – see Appendix 4
- **m)** The Bure Valley Path, an important local wildlife corridor that links up with the strategic GI corridor in the Greater Norwich area.

2. For all development proposals, the hierarchy of mitigation should be embedded into the design of the development with the following steps implemented in order:

- Firstly, avoid impacts. This means retaining habitats of value for enhancement and management and retaining species in situ
- Secondly, mitigate impacts where these have been found to be unavoidable. Through replacement of lost protected and priority habitats and accommodating displaced species in the site boundary
- Thirdly, compensate if mitigation measures are insufficient.

3. Appropriate mitigation and compensation measures will take account of the value of the biodiversity features impacted, taking into account its contribution to an existing ecological network and the extent to which its loss will adversely impact that network. In this respect, the loss of a feature located in the Greater Norwich Green Infrastructure Network, or identified grassland, woodland or wetland corridors, may require greater mitigation than in other locations.

4. Where new hedgerows are planted as part of required mitigation or compensation, these should be located as part of public open space so as to future proof their maintenance.

5. Where planning permission is needed, and new fences are erected or replaced, then wildlife friendly materials and fence spacing need to be used that ensures free movement along corridors and across the landscape connecting various habitats for both predator and prey.

6. Where proposals involve changing permeable surfaces to impermeable surfaces (e.g. creation of roads, pavements and other surfaces), these should be designed to be wildlife friendly (for example providing escape routes) as well as incorporating Sustainable Drainage Systems in line with **Policy BUX 14**.

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) 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. Development proposals will be required to demonstrate a minimum of 10% net gain for biodiversity, or more in line with the Environment Act or successor legislation. Appropriate measures for delivering Biodiversity Net Gain 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. All 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 km², 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[9]. 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 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

9 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

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.

5.14.9 **Areas at risk of surface water, groundwater and fluvial flooding**
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 at https://www.gov.uk/check-long-term-flood-risk

5.14.10 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).

Groundwater flood risk

5.14.11 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).

5.14.12 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.

5.14.13 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

5.14.14 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.

5.14.15 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

5.14.16 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:

5.14.17 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 are required to be nutrient neutral, or show a net improvement within the boundaries of this plan or within the wastewater treatment catchment affecting the Bure river valley.

3. The use of Sustainable Drainage Systems (SuDS) will be required for all new major development as set out in the NPPF 2023.

4. The interactive PDF accompanying the Buxton with Lamas 2024 Flood Risk overview report must be referred to in order to understand how risk from all sources of flooding may impact proposed schemes.

5. 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[10]
    - 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).

6. All other development proposals involving new build will be required to demonstrate all surface water run-off is accommodated within the site using appropriate water drainage arrangements with a strong preference for Sustainable Drainage Systems.

7. In areas at risk of groundwater flooding (applies to the majority of the parish):

    - 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 are not likely to be appropriate.

10 This means the system takes into account water quantity (flooding), water quality (pollution), amenity and biodiversity.

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:

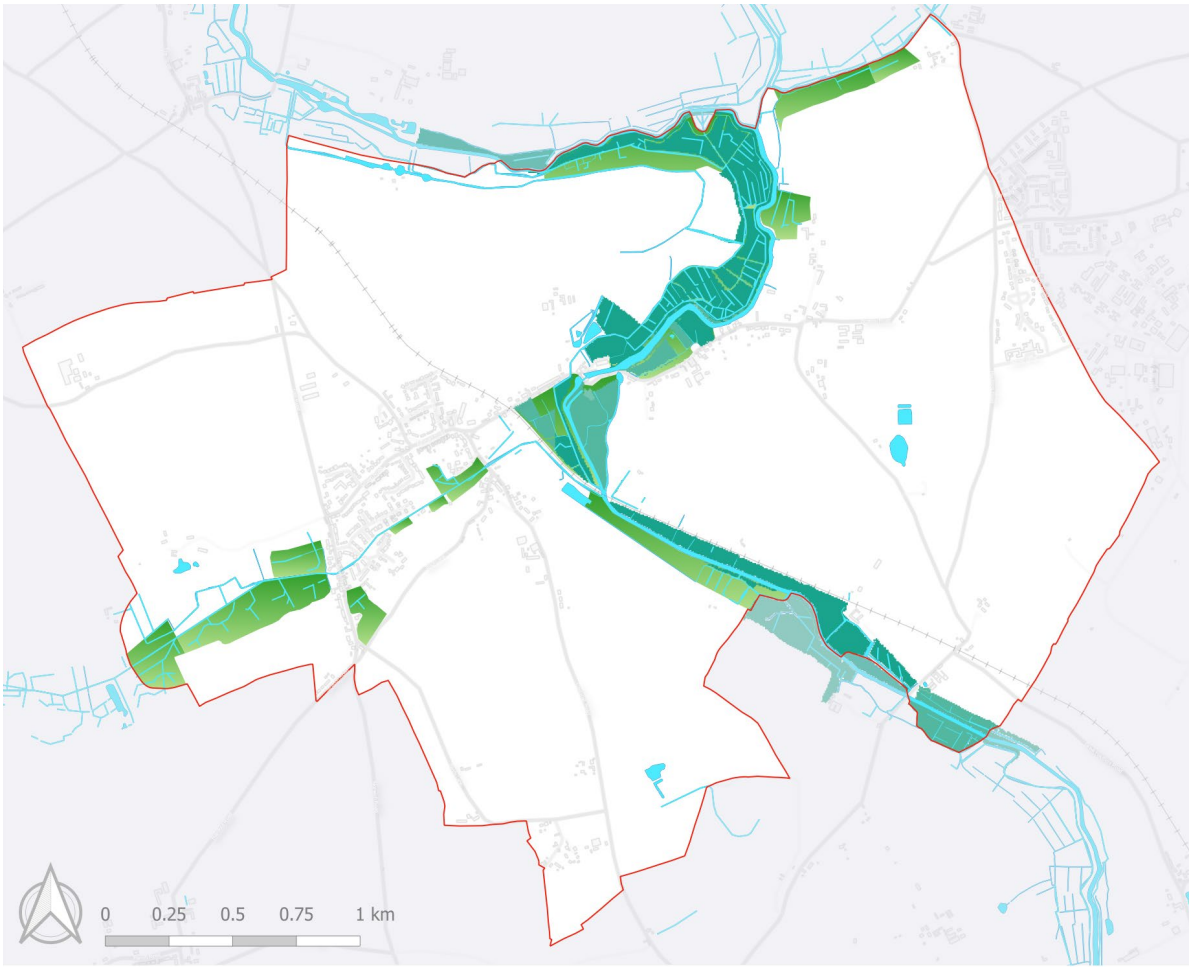
- The Broadland Catchment Partnership (https://broadlandcatchmentpartnership.org.uk/). Formed in 2012 and co-hosted by the Broads Authority and Norfolk Rivers Trust, the partnership aims to improve the water environment and provide wider benefits for people and nature at a catchment scale. The partnership 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://norfolkriverstrust.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

Buxton with Lamas extent

River, becks or watercourses

NBIS identified habitats

Coastal and Floodplain Grazing Marsh (high productivity)

Coastal and Floodplain Grazing Marsh (medium productivity)

Coastal and Floodplain Grazing Marsh (low productivity)

Additional water meadows identified for Neighbourhood Plan

Water meadow

***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.

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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 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. Proposals (requiring planning permission) will not be supported if they would result in weakening the flood resilience of the villages or the parish, or detract from visual amenity as a result of harm to these essential flood management assets.

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

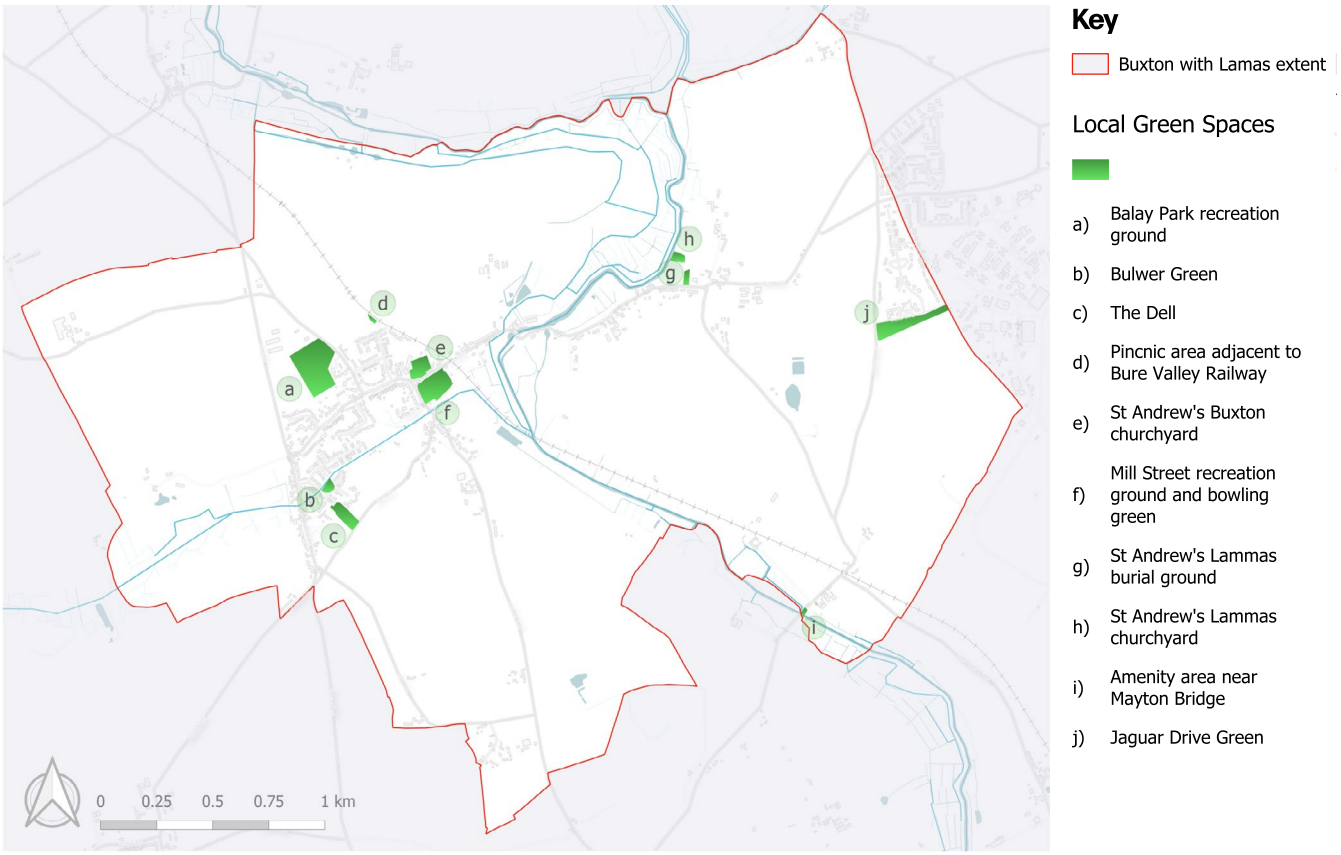
b) demonstrably special to the community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

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*

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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 on these sites will not be acceptable unless consistent with national policy for Green Belts.

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[11], 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."

11 See Environmental Strategy 2022 to 2024, Broadland District Council

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/m²/yr	50 kWh/m²/year
Energy use intensity:	35 kWh/m²/year	50 kWh/m²/year
Electricity generation intensity:	120 kWh/m²fp/year	120 kWh/m²/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.

Preparing a sustainability statement

5.17.12 The information required as part of the sustainability statement will be proportionate to the size of a proposed development.

5.17.13 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/m²/yr,
- the calculated energy use intensity expressed through kWh/m²/yr,
- where renewables are being installed, the electricity generation intensity in terms of kWh/m²fp/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) .

5.17.14 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).

Traditional buildings

5.17.15 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-responsibleretrofit-of-traditional-buildings/responsible-retrofit-trad-bldgs/

Policy intent:

5.17.16 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. All development proposals will be expected to embed the principles of climate change mitigation and adaptation in line with national policy. 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, for example through construction to the Passivhaus standard or through applying the Net Zero Carbon Homes toolkit.

2. All proposals will be expected to be accompanied by a 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.

3. The sustainability statements should also set out:

- **a)** 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.
- **b)** 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)
- **c)** how construction waste is to be minimised
- **d)** how construction traffic will be minimised and have a minimal impact on residential amenity.

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.

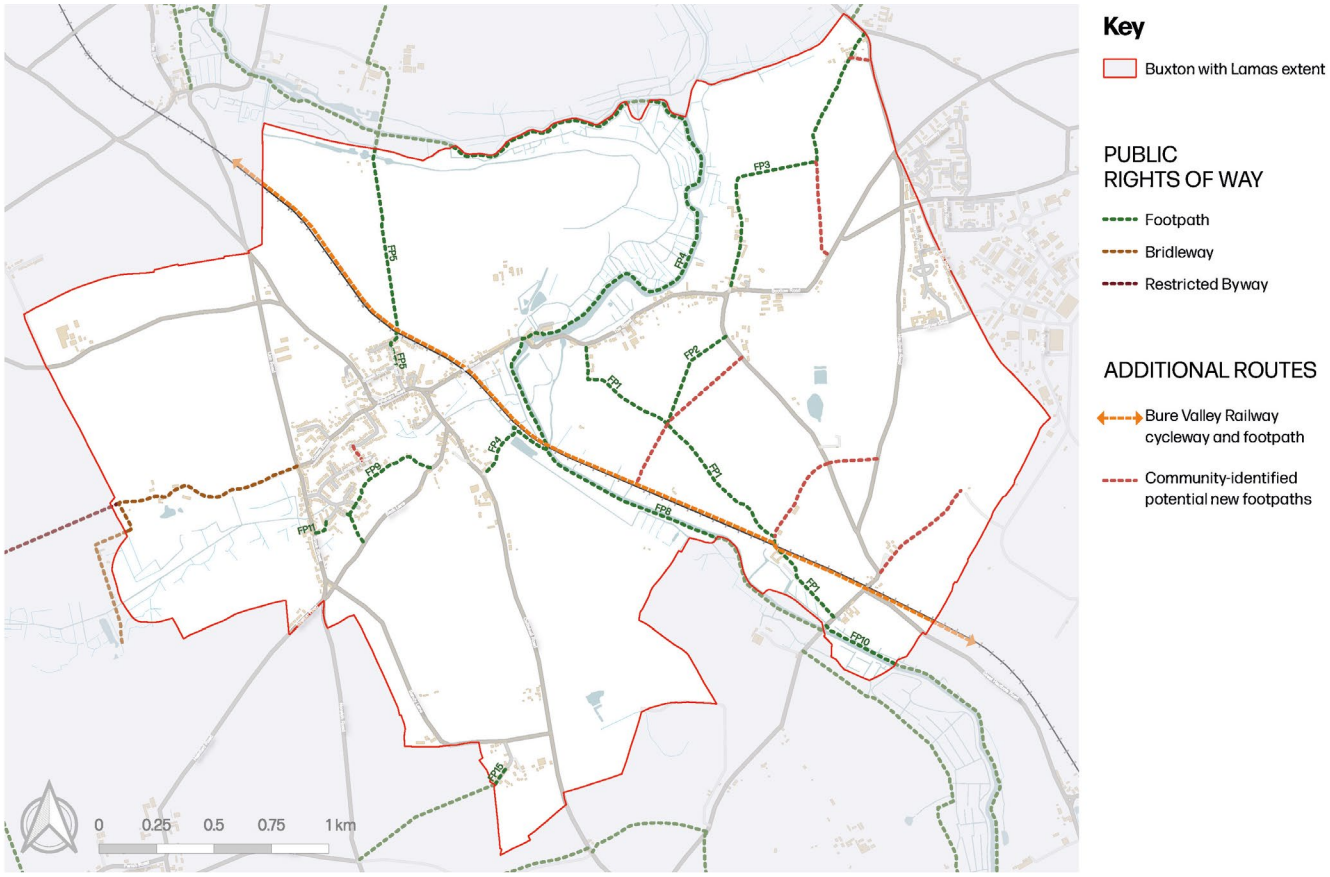
5.18.2 The parish benefits from having an extensive network of rural routes, which provides good access to the open countryside. In addition, the Bure Valley Path (a nine mile footpath and cycle path running from Aylsham to Wroxham) cuts through the centre of the parish.

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

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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 and will be protected or enhanced.
2. Where opportunities arise to create new links into the existing PROW network, development proposals will be expected to do so. In this regard Map 20 shows existing routes alongside aspirations for new routes to address gaps.
3. Where a development proposal comes forward that will be visible from a PROW, consideration should be given to the design and layout so that visual amenity from the PROW is maintained, and where possible enhanced.
4. Development proposals which adversely impact on the amenity value of the PROW network either through interruption to the network, or through proposals which impact on the public enjoyment of the network (this will depend on site context, e.g. impacting on the visual amenity, wildlife value or open setting of a PROW), will not be supported.

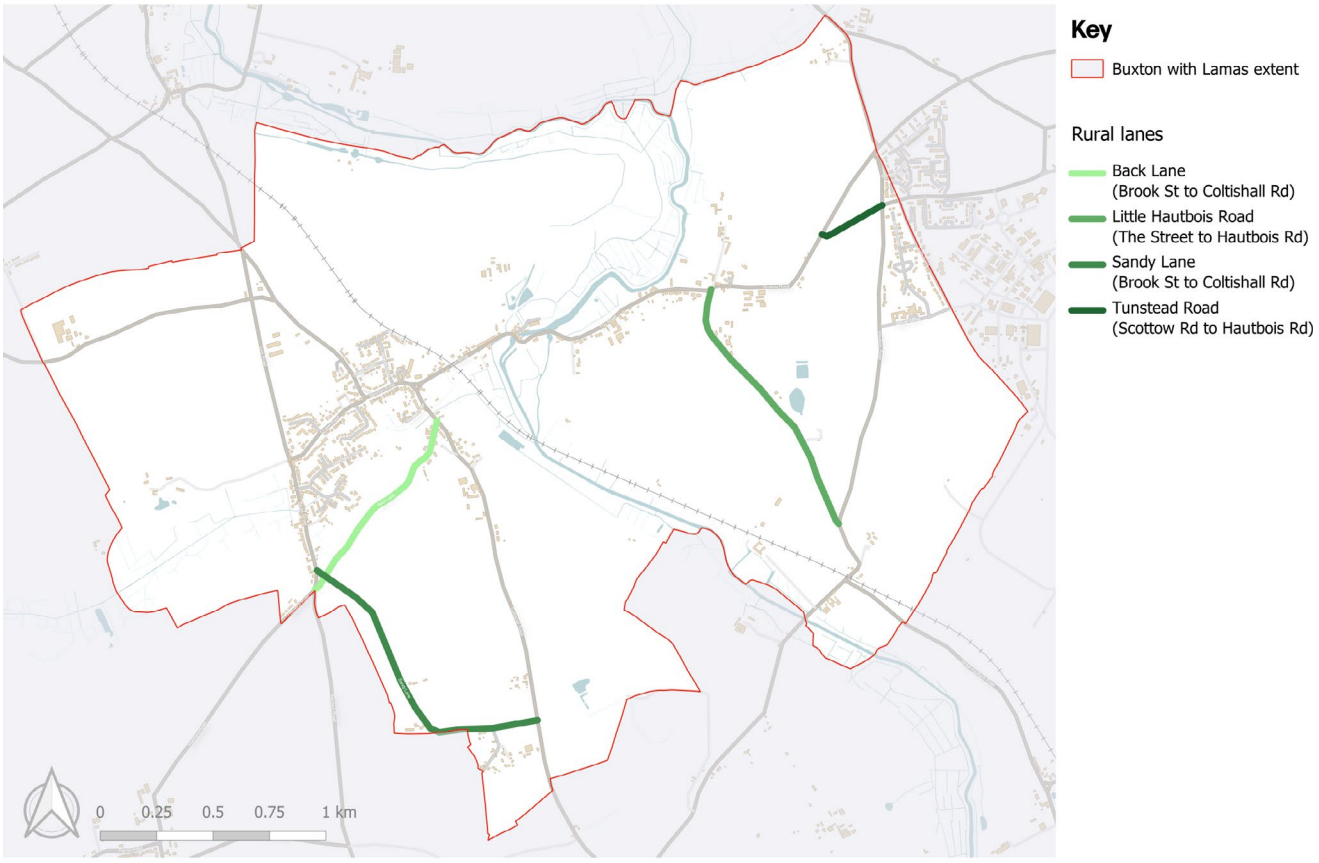
POLICY BUX 19: RURAL LANES

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.



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***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 lanes will only be supported if:

- rural character and biodiversity value is maintained or enhanced; and
- access for non-motorised users to rural routes is prioritised over other 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. The design and layout of all development proposals will be expected to provide, wherever applicable, for 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, the routes should be laid out in a permeable pattern. Cul-de-sac development will only be acceptable where it is short and, wherever possible, provides onward safe pedestrian links that are well overlooked with an active frontage.
3. Development proposals which result in poor pedestrian connectivity to neighbouring areas, shops, services and facilities (including 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 which results in an inappropriate traffic burden along the rural roads and through the settlements in the parish will be resisted.

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. All development proposals in the plan area will be considered in light of their impact on road safety for all users, especially non-motorised users such as pedestrians, users of mobility scooters, cyclists and horse riders.
2. Where proposals will have an unacceptable impact on road safety, or are likely to have a significant impact on residential amenity, they will be expected to be assessed and to address and mitigate their impact by providing or contributing to road safety or street scene enhancement measures. Such measures must directly address the adverse impacts.
3. Proposals likely to have residual (following mitigation measures) unacceptable impacts on road safety and residential amenity (see Policy BUX 5), through traffic generation, will not be supported. Unacceptable impacts include:
    - the routing of HGV traffic along inappropriate rural roads in the parish and through the settlements.

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).

Policy intent:

5.22.3 To support rural businesses in the parish and provide clarity on requirements for new proposals.

5.22.4 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**

Policy BUX 22: Support for rural businesses

1. Development proposals for Commercial, Business and Services use[12] 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 viewed favourably 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. Where on-street parking is unavoidable to meet the needs of visitors and delivery requirements of the business, to be acceptable this must be designed to avoid impeding the flow of pedestrians, cyclists and other non-motorised users and not compromise the safety of all road users.

2. Proposals could include

a) new office accommodation[13], including serviced offices, that is suitable for micro-businesses.
b) research and development of products or processes or any industrial process[14]
c) services (such as professional or financial) open to visiting members of the public[15]
d) training in traditional and rural crafts

3. Where proposals are located outside the Buxton settlement boundary, **Policy BUX 1** applies.

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

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

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

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

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 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.

5.23.8 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*

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Policy BUX 23: Bure Valley Business Centre

1. The site of the Bure Valley Business Centre (see Map 22) should be primarily retained for employment uses. The following will be viewed favourably:

- Development proposals that shift land use activity towards uses that are compatible with neighbouring residential land uses and away from the industrial uses that are currently giving rise to amenity issues. Subject to the proposed use/uses resulting in residential amenity being protected and improved from the current situation, and proposals being consistent with Policy BUX 21 of this plan, this 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 new employment uses will be conditioned to remove permitted development rights that could allow change of use to residential without needing to apply for planning permission.

...continues overleaf

Policy BUX 23: Bure Valley Business Centre

3. Any scheme 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.

4. Subject to any new residential development undertaking the necessary impact assessments and community consultation 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), may be allowed 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).

5. Due to the sensitivity of this site, comprehensive redevelopment schemes or schemes that include residential development should be informed by meaningful pre-application community engagement[16], demonstrated through the submission of a community engagement statement, detailing the pre-application engagement activity with the community and wider stakeholders.

Contamination

6. Due to possibility of the land being contaminated by historic activity on the site, an appropriate site investigation and risk assessment will be required as part of applicable planning applications. The site investigation information (see glossary) will need to be prepared in line with NPPF 2023 requirements. The purpose of this will be to identify any risks to human health, the natural environment and water quality.

7. 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. Development will not be permitted if it would lead to the future contamination of the land on the site or elsewhere.

16 Any proposed scheme is expected as part of their planning application and in line with other planning laws, to submit the following:

a) A full appraisal of possible uses that are acceptable in the context of the site
b) An independent impact appraisal
c) A full and robust Community engagement process within Lammas, the wider parish and other key stakeholders to ensure local opinions/feeling are taken fully into account.

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
- Joint Core Strategy Policy 8: Culture, leisure and entertainment.

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

1. 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.

2. Applicants may be required to contribute to community infrastructure improvements, where this is necessary to make a development acceptable and where fairly and reasonably related in scale and kind to the proposal.

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 2023, the development plan in Buxton with Lamas comprises:
• The Joint Core Strategy DPD, adopted in 2011.
• The Site Allocations DPD, adopted in 2014
• The Development Management DPD, adopted in 2015
Note: the Joint Core Strategy and the Site Allocations DPD are expected to be superseded by the Greater Norwich Local Plan in 2024.

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).”