

Consultation Statement - March 2024



This Consultation Statement sets out our approach to engagement and consultation in the development of the Buxton with Lamas Parish Neighbourhood Plan and demonstrates the reach and results of the Regulation 14 (Pre-submission) Consultation held in May/June 2023.

Engagement approach

From the outset there was a 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 whilst 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 Lammas, but identify instead by the village they live in. It was therefore important to devise communications and engagement that would reach all.

Our initial Communications and Engagement Strategy was adopted as work in progress at the meeting of the Steering Group on 16 January 2018. It is included as Appendix 3. Much engagement activity and approaches to engagement developed which was not reflected in this initial draft, but is described in this document.

The Steering Group initially delegated communication and engagement work to a sub group consisting of:

Mrs Alex Haswell (Chair)
Mr Adrian Pearce
Mrs Kandi Kammoun
Rev. David Hagan-Palmer
Mr Tim Curtis



As membership of the steering group changed, communications and engagement activities were undertaken by all members.

Publicity and communications

The Group:

- Developed an original brand, which was eye catching and straightforward
- 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 an eye-catching survey within the Neighbourhood Plan branding to publicise events and generate further interest
- Wrote news items in the local parish newsletter

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

“What do you think?”
www.bwlneighbourhoodplan.org



Initial parish survey - August 2018

The first community engagement exercise carried out was a detailed survey of all residents. It ran in July and August 2018. The survey was promoted by hand-delivering a paper copy to every household, establishing an online Smart Survey, a front page article in The Round (parish newsletter, promoted on Facebook, on the website, a pop-up stall at Buxton Bash, July 2018 and banners and posters in all four villages

Residents were invited to fill the survey in online or on paper, and post in any of four collection points.

The paper copies were input to the online version to enable all data to be analysed.

140 residents responded.

The survey was designed to capture comments on six key themes:

1 Economy

Over the next 20 years to 2038, do you think that there will be a need for more places of employment? How can we promote self-employment / employment?

2 Communities

Are there enough public facilities such as halls, meeting spaces, playing spaces, recreation spaces? What is missing?

3 Homes

Over the next 20 years to 2038 do you agree that there will be a need for more homes in Buxton with Lamas Council Parish area? Do you think we should insist on 'affordable homes' for first time buyers to buy or rent or is this not so important?

4 Infrastructure

Residents asked to indicate which items of community infrastructure are needed such as local shops, parks and play areas and to indicate whether we have enough or if they should be increased.

5 Environment

How important is looking after 'natural spaces, like woodland, meadowland, fields and parks (scale 1-10) Should we create more 'natural spaces'? If yes, where and how? Is allotment space important?

6 What other issues concern you

What are the most important issues to you when you decide on somewhere to live?



Submissions to the survey were analysed by an experienced consultant and engagement professional who is a member of the Steering Group, and is Appendix 4 (a separate PDF document). This is a comprehensive 33-slide digest of opinions.

The results of the survey were used to design further questions to ‘drill down’ further, for use in forthcoming community drop-in events (see next section) and were also used to inform the Vision and Objectives of the Neighbourhood Plan and subsequent policies.

Community drop-in events - Nov 2018

Once the results of the survey were analysed, the Group arranged three community drop-in events:

1 10am-12noon Saturday November 3rd 2018, Lammas Village Hall.
13 members of the public attended.

2 10am-12noon Saturday 17th November, Buxton Church. This event was held at the same time as a community market inside the church so it was not possible to give a precise number for people who specifically came to view the Neighbourhood Plan. We estimate at least 30 people took part in the interactive events and engaged NP volunteers in conversation about their aspirations.

3 10am-12noon Saturday 24th November, Badersfield Church
15 members of the public attended.



Central to the events were the analysis of the 33-slide survey, displayed on four large boards.

The following ‘interactive’ zones were also provided, to gather further insight and opinions:

Housing – where would new homes go?

Green space – what areas if any would we like to see protected from development?

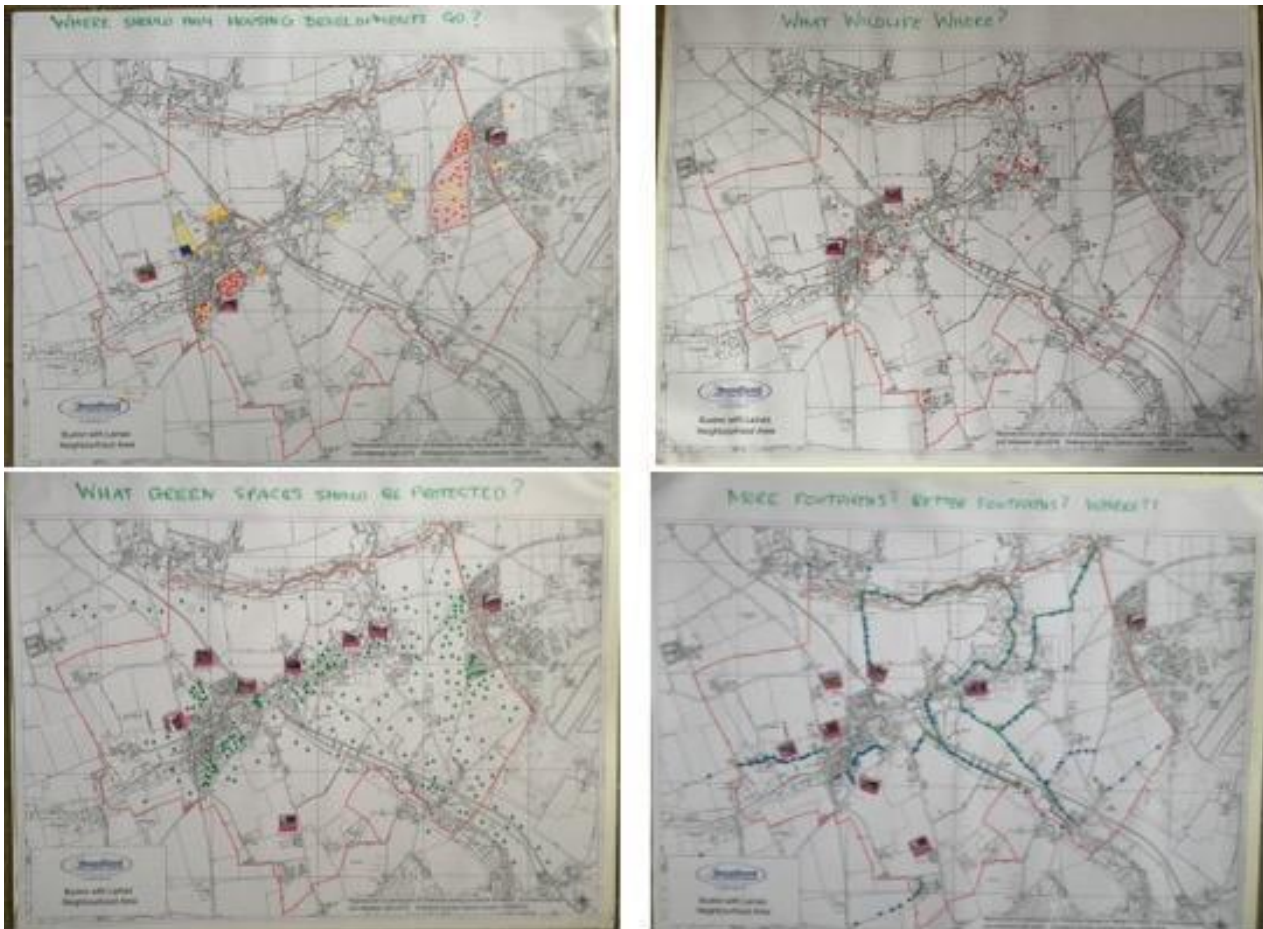
Wildlife – what have people seen and where?

Footpaths – which ones do you use regularly. Are they in good condition? What needs to improve?

Policies – suggest what you would like to see in a Neighbourhood Plan



General comments



Feedback from the community survey and drop in events was drawn together with further emails and comments made by members of the public by email. This feedback is contained in Appendix 5. It represents how people feel, what they want and what are their priorities.

This information was used to develop a Vision and Objectives for the Neighbourhood Plan and subsequent policies.

Targeted business and stakeholder engagement - October 2018

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. One response was received, from the Bure Navigation Conservation Trust, whose comments were:



Buxton with Lamas is an integral part of the Broadland tourist area and has a significant number of footpaths within it. Improving access to these footpaths and rights of way should be considered a priority to help maintain the local economy. It is also very important that all footpaths in the parish are kept open and maintained to allow access to all users.

BNCT are worried about the effect that additional houses would have on the River Bure and the Bure Valley where it passes through Buxton with Lamas. This could have a damaging effect if these were on the flood plain or very close to it.

The comments from BCNT resonate strongly with comments made by residents in the four villages, ie the risk of flooding caused by inappropriate development and the need to maintain a footpath network that links the countryside to people's homes.

This feedback was used to develop a Vision and Objectives for the Neighbourhood Plan and subsequent policies.

Hearing the voice of children and their vision for the future of their villages

On the 23rd January 2019 the vice Chair of the Neighbourhood Plan Steering Group, Rev David Hagan-Palmer, led a discussion with children of the School Council at Buxton Primary School.

They had 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. They felt it important that fields were untouched to enable wildlife areas to be developed. There was also a discussion on the need for solar power and sustainable properties, including the building of flats to save on space; Recycling bins and charity donation points were also needed. With regard to infrastructure they highlighted issues with transport - poor bus services and roads - and also the need for a youth group to provide activities, better sports facilities for activities such as swimming and tennis, a coffee shop/café and a library.

On October 31st 2019, two members of the steering group attended a further meeting of the Buxton School Council for a further free-ranging conversation about where they live and what was important to them. Their views are summarised here - and have helped considerably in shaping the direction of the Neighbourhood Plan.

Our favourite part of the village

The Diplomat pub in the neighbouring parish for its recycling facilities and play area

Shops are important

Dog walking areas

The park in Buxton

The Dell and open spaces and wooded areas

I want a happy community

Buxton Mill, it is nice to spend time there

The railway line and footpath alongside it

The Village Hall

We don't like

Lack of recycling bins around the villages

Rubbish bins overflowing. We need more and they need to look in keeping with a rural village

Footpaths are overgrown stopping us from walking dogs

We would like to see

More dog poo bins

Bike lanes built into new developments as they have in Holland

Highways should be cut back so we can walk and cycle safely

Public toilets so we don't have to go home when we're playing

Development ideas

Use natural materials in house / building construction

Set aside areas to grow trees to make up for those cut down for construction

Could we ask developers to contribute towards replanting schemes

Persuasion is needed not coercion

If we increase housing we need to expand the school but there is a problem with parking outside the school

Poor public transport means more people are using their cars so we need to find ways of reducing short journeys

This feedback was used to develop and hone key policy suggestions.

Vision and objectives - engagement and consultation - summer 2019

The Steering Group engaged both the Parish Council and the general public in the development of its Vision and Objectives and draft policies.

Feedback from the survey, community drop in events and targeted business/stakeholder questionnaire were synthesised at a Vision setting meeting held on Tuesday 2nd July 2019, to which members of the public were invited.

The draft Vision and Objectives and draft policies were taken to the meeting of Buxton with Lamas Parish Council on Monday 15th July 2019. All suggestions and requests for modifications were incorporated.

A revised draft was published in The Round on August 1. All residents were asked for their feedback. This resulted in two comments received, which mostly addressed the

need to control traffic speed and to use planning policy to contain further worsening of traffic speed and volume. Some comments are given here:

- No development should be considered for creating more traffic using Brook Street leading to Lion Road, particularly the junction with Parish Road, Brook Street, Sandy Lane, and The Heath.
- It is also important to acknowledge the heritage of the village; many properties on Brook Street are the original framework of the parish and are historically important, many Thatched and pre-Victorian era.
- Buxton needs clear boundaries between other parishes
- You mention the issue of traffic but briefly in your Transport paragraph, but to me all the other areas of your draft objectives will not succeed unless you take steps to reduce the volume and the speed of the traffic
- Felthorpe ... has what I think Buxton and Lammas should be doing, namely providing a gated community image with a picket fence and the name of the village on all the main roads. There should be 'pinch points'
- My concern is that if you do not address the traffic issue as a priority then, with the development plans you are considering, serious congestion will develop, together with the definite likelihood of major accidents.

Modifications to the draft Vision and Objectives and draft policies required by the Parish Council were made prior to publication in The Round.

The comments made by two people living in Buxton as a result of the engagement exercise during August and early September 2019 were taken into account when finalising the Vision and Objectives and draft policies.

Community conversations and stakeholder engagement - June 2022

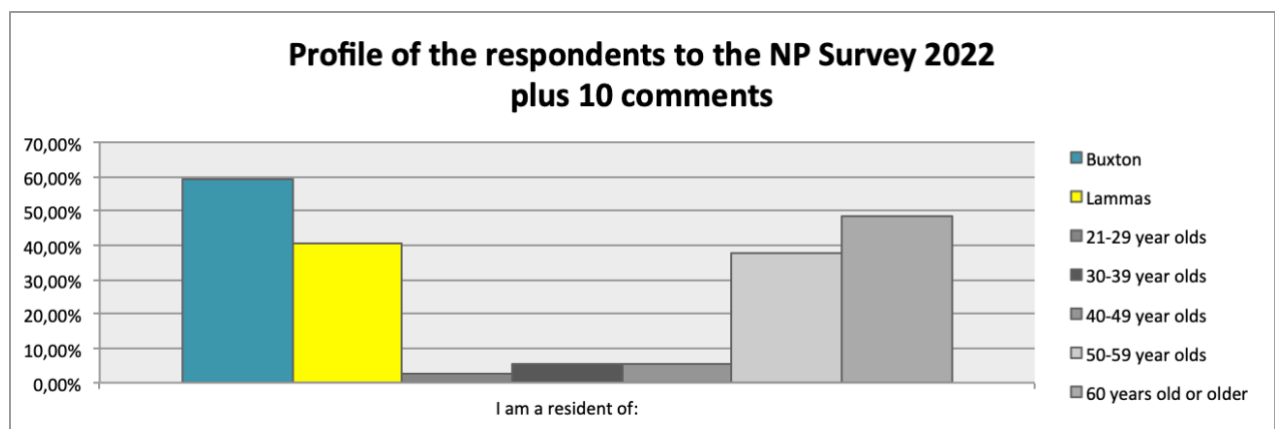
Two Community Conversation events were held at Buxton Village Hall and Lammas Village Hall in June 2022. The purpose was to remind villagers (following Covid19) that the Neighbourhood Plan is still in development, to seek confirmation or comments of the Framework and Objectives which were developed over 2021/22 and to seek opinion on several other issues which were in development.

Prior to these events, a presentation and in-depth discussion was held at a special meeting of the parish council, at Lammas Village Hall on Tuesday 6th June. This meeting was used to 'roadtest' the content of the community conversations, seek parish council views and seek affirmation that the Neighbourhood Plan was still 'on track' and developing in the way the PC required.

The Parish Council confirmed its support for the engagement material and also the work and direction to date of the Neighbourhood Plan.

The public events were publicised in two editions of the parish newsletter "The Round", by fliers delivered to every letter box in Buxton with Lamas and using the Neighbourhood Plan's Facebook page and also the social media site NextDoor.co.uk.

Approximately 50 people attended the events.



Attendees were given a link to an online survey and 39 people filled it in. Two of these felt unable to use the online survey so were provided with paper copies which they filled in and which were then transferred to the online survey for consistent analysis.

The topics covered in the community conversation events and the online survey were:

Framework and Objectives -

Heritage Assets - places that don't qualify for inclusion in the National Heritage List for England but are nevertheless important to our local heritage. They are special and deserve to be looked after when planning decisions are made. Attendees were asked what places should be included.

Green Spaces

Proposals to designate some green spaces formally and legally as a "Local Green Space (LGS). This recognises them for their importance and community value and safeguards them (no development). Attendees were asked if they agree with those proposed and asked for further suggestions.

Protected Views

This is a list of important views that must be safeguarded if any development proposals are made. Attendees were asked if they agree with those proposed and asked for further suggestions.

Sustainability

In the last few years, we have seen at first hand some of the impacts a heating world will have on our lives, with extreme storms, summer heat waves and serious flood events all hitting us.

Attendees were asked whether this something we can respond to in the Neighbourhood Plan?

Bure Valley Business Centre

The buildings are very old - some are not fit for purpose. In recent years it has become apparent that some businesses do not conform to the original business use classification - and advice from Broadland District Council is that nothing can be done to change this because of the time that has elapsed. Attendees were asked what concerns they had and what sort of activity they would welcome on this site should an application be made by the owners. It was made clear that any views expressed would not form evidence of community consultation in respect of future planning. Their views were purely indicative to help form a narrative within the Neighbourhood Plan.

The results of the survey were analysed chiefly by a member of the steering group who has significant professional experience of engagement and presented to the steering group at a meeting on July 13th 2022 (Appendix 6).

Engagement with the Picto Trust

The Neighbourhood Plan steering group invited the trustees of the John Picto Charitable Trust to comment on proposals to include a policy which supported its strategic intentions or to at least address the very important space of land it owns and manages in the centre of Buxton.

In 2018 the Trust provided data concerning the number of properties it managed and demand for its eight tenancies. In 2020 the Trust wrote a letter to the Neighbourhood Plan steering group suggesting it might be possible to lift the green space designation on the private garden space which fronts Aylsham Road.

A meeting was held between representatives of the Trust and the NP steering group on 24th October 2022 in which a candid though confidential exchange of views took place. The Trust emphasised it did not have specific or immediate plans for the site, although it did not want it designated as green space.

The outcome of the meeting was notification from The Picto Trust that it wishes to maintain a neutral stance with respect to the Neighbouring Plan; it did not feel it was in a position to request or support any particular policy as it was not in a position to make any changes to the site currently.

Engagement with owners of proposed local green space sites

Prior to the June 2022 community engagement events, the steering group wrote to or emailed organisations deemed to own land which was being proposed for 'Local Green Space' designation. They were asked for their feedback/comments; replies were received from a number of those contacted, including the two churches and the parish council. Two households owning prominent meadowland surrounding Lammas church were asked if they would consider an LGS designation; they both asked for this not to happen and their views were respected.

Engagement with the Bure Valley Business Centre, Lammas

A member of the steering group, who was also the district councillor, commenced a constructive dialogue with the owners of the Bure Valley Business Centre as part of her councillor-duties. There had been a good many conversations about the site between the parish, individuals, and the owners because a number of businesses were now undertaking activities which were not permitted under the original planning permission. The Neighbourhood Plan was informed this was a situation which could not now be reversed, leading to upset from neighbours and creating a challenge regarding the future of the site.

The Neighbourhood Plan therefore sought clarity from the owners about their intentions and preferences for the future.

The owners informed the group that it considered a mix of business and housing would suit them best.

This engagement confirmed the steering groups stance that finding a solution for this site required a separate project outside the scope of the NP, and that a policy should be carefully constructed to open the door to further constructive dialogue.

Engagement with Broadland District Council prior to Reg 14

Prior to Regulation 14 engagement the group benefited from engagement and guidance from Broadland District Council. Three officer level meetings were held to cover general development management, biodiversity matters, and our approach to affordable housing approach. In addition, liaison took place with the BDC design officer on our draft Design Guidance and Codes and NP design policy prior to Regulation 14).

All comments and guidance were used in the development of the final suite of policies which were submitted at the Regulation 14 consultation.

Regulation 14 Consultation - May/June 2023

The Regulation 14 Consultation was carried out between May 9th and June 23rd 2023. Direct invitations to comment were issued to statutory bodies, service providers, groups and charities and also those individuals owning or living in properties which were included in the list of non-designated heritage assets. In total approximately 144 emails or letters were issued. **Full details of consultees are set out in Appendix 2**

Invitees issued with direct invitations to respond:

Statutory Body / key service provider	42
Land / business owner / other group	47
Resident/individual organisations whose properties were included on the list of non designated heritage assets).	55 (Letters were sent to people or organisations whose properties were included on the list of non designated heritage assets).

All households in the parish received a flier (below) inviting comment and inviting to attend two drop in sessions to discuss any issues.



Two articles were placed in “The Round”, the parish newsletter. Posters and a banner were put up in each community and use was made of parish social media channels to further publicise the consultation.

The Neighbourhood Plan was made available on the website www.bwlneighbourhoodplan.org together with a low-res version and an online feedback form. Paper copies were made available at all times at Buxton and Lammas churches and further copies were given to people upon request. Paper feedback forms were input to the online portal by the NP group.

Two drop-in events were held, as part of Buxton Church coffee morning on May 27 which attracted about 40 people, and at Lammas Village Hall on June 3rd which attracted about 20 people.

The Buxton School Council was consulted directly, on Thursday June 8th 2023. The children were informed about the Plan and how the school council comments in 2019 had been very influential in the direction of the Plan. They were shown, for example, the sections on sustainability and protection of our parish natural environment which had been two keys areas of concern for them. The children then volunteered further issues which they consider important to them.

Description of feedback received

The Neighbourhood Plan steering group is grateful to all respondents for taking the time and trouble to read a long and complex document and respond with helpful clarifications, comments and constructive feedback. This has been used to strengthen our plan.

Issues raised at the drop-in events varied from minor factual corrections to a discussion on environmental issues caused by operations at the Bure Valley Business Centre. There were no objections raised to any proposals within the Neighbourhood Plan, but a number of positive and complimentary comments were received about the document as a whole.

There were comments received from 32 households or organisations during the consultation, either directly online or input during/following a drop-in event. These comments (with personal details redacted) are listed in Appendix 1, together with considerations or actions taken by the NP group as a result.

A summary is below:

Respondees by type:

Statutory Body 12

Other group 3

Resident/individual 17

In summary:

- Due to the nature of some responses (ie some narratives which did not specifically address individual policies) it is difficult to place a number on comments made. However all sections of the Plan attracted comment; the only policy not to receive

formal comment during the Regulation 14 consultation was Policy 25 (Community Infrastructure Priorities).

- 2 households offered positive support/praise for the draft plan.
- No households objected to the plan outright or made any significant objection to elements of the plan.
- Many comments made by parish households corrected minor errors within the plan or discussed issues which are touched upon but within the plan but, in fact, are issues for the parish council to address. These will be forwarded to the parish council in due course.

All feedback, with personal details redacted, were published on the Neighbourhood Plan website in the summer of 2023, and publicised in The Round.

Analysis and changes made following Reg 14 feedback

All comments were assembled into “Notion”, an online collaborative workspace which enabled the group to segment them via Policies or type of respondent. The steering group split into teams to undertake an initial task and finish group approach to reviewing comments, with recommendations for the wider group. The wider group met on nine (up to Nov 17th) occasions to discuss feedback and agree changes to the Plan based on feedback received. A core team from the group also met with officers from Broadland District Council on Friday 13th October to discuss some of their requirements in more detail.

All comments from the Regulation 14 Consultation with a log of changes made are below.

However in summary:

1 A considerable amount of changes to Policies have been made in response to comments and suggestions made by professional planning staff at Broadland District Council (BDC). We pick out three key examples here, although many other changes made were of a smaller nature:

- Perhaps the overarching and key policy is Policy BUX 1: A strategy for limited and sustainable growth; BDC proposed a different approach to the draft, ie setting out positively the type of development outside the settlement zone which would find favour (rather than describing the types of development which would not be accepted). This change has been helpful and was made after detailed discussion by the steering group.
- BUX 4: Development and Design - the draft plan did not take into account the need to use contemporary materials in new agricultural buildings and did not create enough opportunity for innovative or architecturally exciting designs using

contemporary materials. These issues were corrected as a result of the feedback.

- BUX 8: Views. BDC's feedback highlighted that as written, this policy would apply too high a protection in planning terms which may be hard to justify and suggested the policy be tempered to safeguard against "significant detrimental change" and to specify the characteristics of the views to assist developers and planners in using this policy. The policy was reworded as a result and a further piece of work was undertaken by the steering group to review the views and specify what characteristics made them important.

2 Comments from households in the parish included:

- BUX 18: Facilitating low carbon living - In response to concerns and queries raised by a householder (R17) and BDC, the steering group reviewed this policy. It was recognised that provisions in paragraph A were already covered by local/national regulations and that the provision of paragraph B (avoiding concentrations of new homes in locations which are not within walking distance to village shops and services) is better incorporated in Policy BUX 1. Therefore Policy BUX 18 was removed (although para B was incorporated into BUX 1).
- Worries were raised regarding run-off pollution on the site of the Bure Valley Business Centre. In response, Policy Bux 24, (now BUX 23) was amended to underscore the need for an appropriate site investigation and risk assessment.
- A household asked for their home to be removed from the list of non-designated heritage assets because whilst it had a different use historically it is no longer a "heritage asset" for the community. This was accepted by the steering group and the property removed from the register.

3 Examples of other changes made thanks to feedback received include:

- BUX 11: Conserving and Enhancing Our Heritage Assets. Two statutory bodies suggested widening the scope of the register of non-designated heritage assets to include archaeological assets and to better reflect the Norfolk Heritage Environment Register. This was carried out.
- BUX 14: Surface water management. Norfolk County Council as the Lead Flood Authority recommended an assessment of risk from all forms of flooding. The steering group obtained funding from Locality to produce a bespoke flood assessment using data and modelling deployed for the GNLP.

Some changes were noted without action or changes needed. A very small number of comments were received which the steering group did not consider should be accepted, following examination and discussion, because they were held not to represent the views of the wider community. Two examples include:

- An objection to the proposal in BUX 19 that Footpath 2 should be re-routed to the benefit of local people and that we should seek the creation of an extension to

FP2 to link up the footpath network. The steering group noted the concerns but considered this was an aspiration proposed by the community and any objections would be fully taken into account if this project was proceeded with.

- A proposal to allow for ‘off grid’ residential development outside the settlement boundary. This was held to be an individual view properly held, but which was not reflected in any other response from the community either in the Regulation 14 Consultation or the previous five years’ development work. It would have considerable implications for the parish and require a very extensive piece of work and consultation which was outside the scope of the current draft NP.

The full list of comments made during the Regulation 14 Consultation and actions taken as a result are contained in a separate document.

List of Regulation 14 consultees

Local Authorities	Other statutory Body or service provider	Landowners / business owners	Charities, groups and voluntary organisations	Households
Broadland DC	NHS England	Ashwood care home	Bure Valley Conservation Group	55
Norfolk CC	Norfolk and Waveney ICB	Aalcasa care home	Norfolk Wildlife Trust	
North Norfolk DC	North Norfolk Primary Care	Scottow Enterprise park	Norfolk Rivers Trust	
Broads Authority	UK Mobile Operators Association	The Canoe Man	Ramblers Association	
Brampton Parish Council	OpenReach	Bure Valley Railway	British Horse Society	
Marsham Parish Council	Environment Agency	Owners of Jaguar House	Jewish Council	
Hevingham Parish Council	Highways England	Swannington Farms	RAF Coltishall heritage group	
Stratton Strawless Parish Council	Historic England	Bure Valley Business Centre	The Angling Association	
Frettenham Parish Council	Homes England	Cranes farms	Oxnead/Buxton Angling Assn	

Coltishall Parish Council	Marine Management Organisation	Duffields Farms	Norfolk & Suffolk Gypsy Roma & Traveller Service
Hainford Parish Council	Natural England	Waller family	The Bridge Plus
Horstead and Stanninghall PC	NCC Historic Environment Service	Mick George	Equal Lives
Scottow PC	Network Rail	Executors of JM Crane Will Trust	New Anglia Local Enterprise Partnership
Skeyton PC	Norfolk Constabulary - Estates Department (HQ)		Norfolk Chamber of Commerce
Active Norfolk	Water Management Alliance		CofE Diocese of Norwich
	Anglian Water Services Ltd		open spaces
	Cornerstone Telecommunications		Brownies/rainbows
	Hyperoptic		Scout Group
	ITS Technology		Buxton school
	National Grid		Feoffee cottages / Pictorial Trust
	SSE Telecom		Buxton Photographic Club
	UK Power Networks		Buxton Mill Residents Association
	Sports England East		Buxton Bowls Club
	UKPN		Bulwer Trust
	Forestry Commission		Lammas Village Hall
	Community Action Norfolk		Buxton Village Hall
	Norfolk Geodiversity Partnership		Buxton Football Club
		Buxton Pre-School Playgroup	

Jubilee Cafe

WI

Church Aylsham
Benefice

Buxton church

Lammas church

Badersfield church

Initial communications strategy (2018)

Buxton with Lamas Neighbourhood Plan Communications Strategy

Introduction

The parish of Buxton with Lamas has indicated to Broadland District Council that it will develop a Neighbourhood Plan, in line with the Localism Act 2011. An interim steering group has been formed comprising members of the parish council and other members of the public. The role of the group is to encourage interest and support within the four villages of Buxton, Lammas, Little Hautbois and Badersfield that make up the parish and produce or guide the development of a Neighbourhood Plan.

Among the first priorities is the need to communicate with all members of the parish, and any other stakeholders, to ascertain whether the population wishes to proceed and, if so, how.

There are a number of unknowns including:

- Is there wider support for a Neighbourhood Plan?

Would local people want one plan to cover the whole parish, or several plans of a different scale that cover each individual village? *How can we ensure that the needs of the different villages/settlements are met within the Neighbourhood Plan?*

- Are there other members of the parish who would like to join the steering group or undertake support work?

This combined Communications Strategy and Workplan identifies the stakeholders we need to engage with. It sets out the channels / methods we can use to engage and communicate, proposes key messages to ensure consistency, a workplan up to April 2018 and proposals for evaluation.

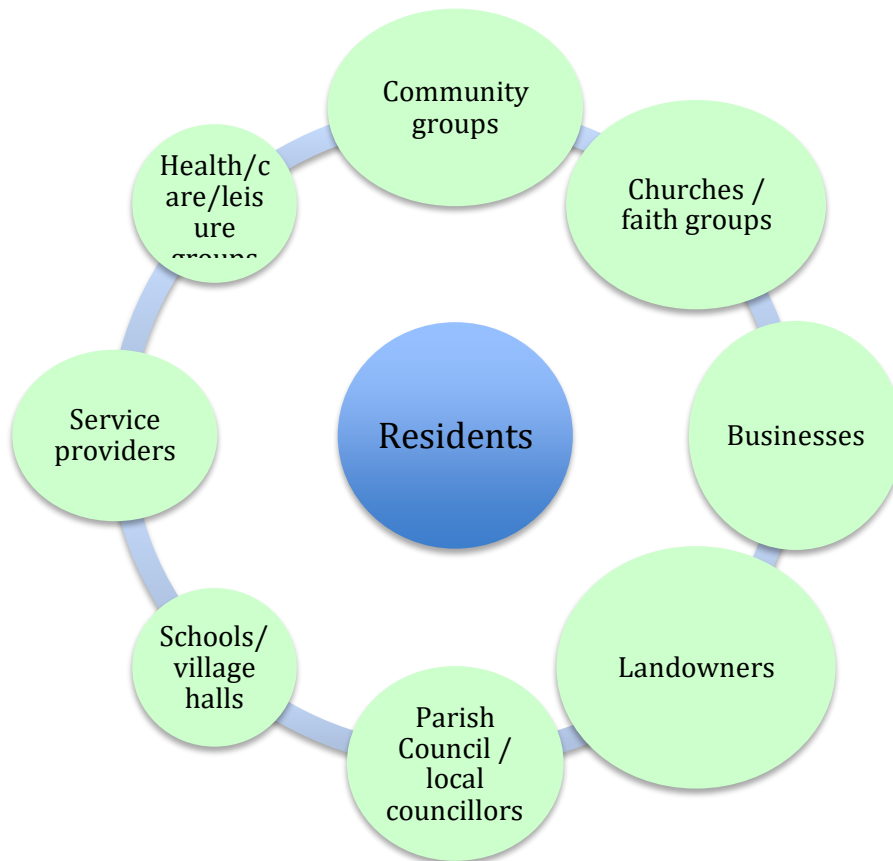
Aims of our communication and engagement

To raise awareness and interest among people living in the municipal parish of Buxton with Lamas of the existence, aims and benefits of a Neighbourhood Plan
To generate interest and dialogue to inform the future development of a Neighbourhood Plan
Publicise the draft of the neighbourhood plan and ensure engagement with the referendum process.

Our objectives

- To identify the people and groups we should communicate and engage with.
- To set out clearly the aims and benefits of a Neighbourhood Plan and encourage input from as many members of the communities as possible.
- To establish effective, meaningful and two-way communications and engagement which will generate clear ideas for inclusion in and development of a Neighbourhood Plan.
- To ensure the plan(s) represent the wishes of the communities in the parish and reflect their priorities.

Stakeholder map & grid



Buxton
Residents
Primary School
Playgroup
Photographic Society
Scouts/cubs
WI
Brownies
Buxton Football Club / Youth Football Club
Buxton Bowls Club
Bure Valley Railway
St Andrew's Church PCC
Mead Lodge
Longwater Gravel
McColls

Fish and Chip Shop	
Black Lion pub	
Hairdressers?	
Wildcraft brewery	
Lammas	
Residents	
Village Hall	
St Andrew's Church PCC	
Bure Valley Business Centre	InCotes Ltd
	Paragon Design and Paragon Racing
	DMD
	G Bird Industrial Boilers
	Norwich Organs
	Black Horse Maintenance
The CanoeMan	
Swannington Meat	
Little Hautbois	
Residents	
Hautbois Hall	
Badersfield	
Residents	
Rainbows / Guides	
Thorogoods	
Badersfield PCC	
HMP Bure	

Key messages (up to April/May 2018)

- Your opinions matter, we want to ensure everyone's voice is heard and taken into account when the plan is drawn up.
- We have a unique opportunity to influence how our villages develop over the next few years.
- This is a community-led project, by local people for the benefit of local people.

Channels of communication

Face to face (bespoke events)
 (exhibitions/engagement at other community events)
 Hand-delivered fliers (branding to be sorted)
 Posters decision to be made (name/who runs etc)
 The Round
 Village group emails: LammasNorfolk@btinternet.com
 Smart Survey (online)
 Facebook - decision to be made (name/who runs etc)
 Website – decision to be made (name/who runs etc)

Branding

Any organisation or campaign needs a simple, recognisable identity. This should be adhered to in every communication.
 Uniformity and consistency helps reinforce perceptions of stability, authority and sense of purpose.

The steering group needs to consider:

- Name
- Image (logo)
- Colours
- Font
- Picture library

Evaluating effectiveness

How do we measure success? How do we know we are communicating properly and that we have generated a transparent dialogue?
 This must be an iterative process, evaluating our work and the responses as we go.

Sources:

SmartSurvey – analytics built-in
Number of responses
Geographical analysis
Number of attendees at events
Email feedback
Web hits
Feedback sheets at events

Appendix 4: Analysis of our initial survey – please refer to separate PDF

Appendix 5: Feedback following public meetings and engagement work as a result of the initial survey (2018/19).

All comments made by villagers during engagement, themed with proposed objectives

Vision statement related – the kind of future we want

A village. Peace and quiet. Small, friendly community. Low traffic...#519.

Local amenities, bus services, and the general look of the area, e.g. open spaces, litter free, obvious pride in the area whether it be well maintained gardens, attractive buildings, footpaths, walks and the look that people care about their surroundings. # 476

Environment. mix of young and old people. village shop and post office. quiet close to countryside walks and river or beck . Space for nature a working nature. primary school and stuff for parents. #468.

Location in respect of amenities, albeit these can be accessed by car, a good feel about the location, the location in respect of the area ..#424

A community space to meet people. Access to countryside-walks etc. good broadband coverage. A range of groups to join. #435.

Safety for my children, a friendly community, a good school - it would be great to have better facilities in the village and I guess having lived here most of my life I have become accustomed to the lack of them but actually now I think it's time for change. #454.

Natural spaces, scenery, peace and quiet. Love Buxton. #522.

Neighbourhood, local amenities, good school and safe place for my little girl to play.. #531

I have lived here for over 44 years and love the fact it is a small village where everyone knows everyone and helps each other .#511.

Speed of commute, local facilities cafe, shops pub, quality of school, safety for children, access to countryside. A community facilities such as clubs for youth and adults..#714.

We actively made a choice to move away from the city centre, to have peace, quiet, trees, nature, a 'village life' and I love it. We all chose to live here with its increasingly unique way of life. We should try to preserve it as much as possible. . #543

A quiet place with local walks. #503.

Community well being. Happy village is a pleasant place to live, love and respect for neighbours . Care for the area and desire to create a sustainable village life. Elderly people and your families need support and encouragement in an isolated rural area particularly if they have no family close by. Local churches can do more to assist community life . #525.

A peaceful quiet community, with shop and Post Office facilities, with school, doctor's and dentist surgeries nearby. Plenty of public footpaths to walk within the local countryside #505.

A tranquil rural environment and a buoyant, positive local (rural) community . #537.

Transport and access

Lammas should have a 20 mile hour speed limit and some traffic calming. The current situation is unsafe

Brook Street has a problem with excess speed of traffic including large buses and farm traffic. Developing in Back Lane would funnel traffic onto Brook Street which is already a dangerous junction.

Brook Street needs a traffic calming scheme.

Back Lane needs quiet lane status, not a national speed limit sign.

The main roads coming through the village are already very busy and, in my opinion, dangerous. We get vehicles speeding through the village and large HGV lorries. There are parts of the village with no footpaths. #407.

The speed and noise of the traffic through the village and the amount of HGVs. We need traffic calming measures as they have in other villages to slow entry to Brook Street and Lion Lane, both ends and the Coltishall/Aylsham Roads both ends.. . #405.

Please lower speed/traffic calming in Buxton. Brook Street cannot accommodate more traffic-dangerous now. No development required. Expand in Aylsham. Keep Buxton a village. Expand the towns of Aylsham and North Walsham. #301.

I think we should encourage NCC to start the 30mph limit where the first housing starts on Stratton Strawless Road. # 377

No more traffic for Brook Street

PUBLIC TRANSPORT

Request to make that 210 bus service divert to Badersfield.

Request for the 55 bus service to divert to Badersfield

We need better public transport please. More services to more destinations and running into the evening.

Bus 210 finishes well before 6pm so that shopping has to be cut short. It cannot be used for commuting unless you leave home early.

"We should improve public transport

Buses and community support are vital for people who don't drive and/or are less mobile. But also a more comprehensive bus service provides an alternative to the private car for those who have the choice, and could therefore contribute to traffic reduction. What about a bus to Worstead Station for connections to Norwich and across the country?

The bus routes are ridiculous, my kids not being able to get on a bus to get to Aylsham to see friends safely. The lack of buses into the city is awful, resulting in residents still having to drive into the city to get a park and ride, and it would be nice to be able to socialise in the city and still be able to get home. #344.

More Public transport in Little Hautbois. #135

The public transport to the village are very poor. We urgently need investment in better public transport or young people will be forced to move away. The roads will also become even more congested which will cause danger on the roads for our children and further air pollution and health problems all round.. #706.

Look and upkeep of village plus transport links to local towns cutting down on car use. #475.

More frequent bus service. #121.

PARKING

Particularly between the railway bridge and the mill, where people park on the roadside, traffic is frequently held up because of the difficulty of passing. This increases noise and air pollution for the residents and makes the village less walkable. It also obstructs essential local traffic including emergency vehicles and business traffic.

Parking around Bulwer Road dangerous. Dog mess, plans to build on back lane are ridiculous. #305.

ALTERNATIVE TRANSPORT

"We should encourage walking and cycling

- Reduce traffic! and create a virtuous circle - the less vehicular traffic there is, the more likely it is that people will feel comfortable walking and cycling instead of driving - and the less traffic there will be!
- There might be some interest locally in a community cycling group?

Housing and development

LOW CARBON - RENEWABLE ENERGY

- All new housing must have solar panels

There is scope for neighbourhood plans to encourage and help enable community renewable energy projects, which have the potential to provide a financial return to the community (a source of funding for other community improvements) and help with residents' fuel bills.

Where a number of homes are off the gas grid as I believe is the case here, there's an extra reason to explore renewable energy projects, as an alternative to oil or gas tanks which can have supply and price problems.

There is a Rural Community Energy Fund available to help finance early feasibility and development work on community energy initiatives

<http://www.wrap.org.uk/content/rural-community-energy-fund>

<https://www.ft.com/content/c283a8a0-5f5e-11e8-9334-2218e7146b04>

Design and build quality; building performance

- Small development using locally sourced materials and where neighbouring properties are low rise, such as bungalows, only allow similar to be built.
- Ditto

Where new development takes place, the neighbourhood plan should ask for the highest levels of design and performance quality. Buildings have a long life span, and any new development that isn't built with the future in mind, requiring retrofit at a later time, is a missed opportunity.

I suggest the neighbourhood plan should encourage building to the Passivhaus standard, the international low energy standard:

http://www.passivhaustrust.org.uk/what_is_passivhaus.php. A Passivhaus home has a very high level of occupant comfort, and energy use is reduced by as much as 90% through the building fabric alone, meaning just a small addition of renewables will take a scheme to zero carbon. Even without renewables, a Passivhaus home massively reduces if not eliminates fuel poverty.

Passivhaus is also a guarantee of build quality: because the certification process is so thorough, buildings that achieve the standard perform as designed. They don't experience the 'performance gap' commonly found in buildings that only aim to meet building regulations by design - and in practise, fail to achieve even that.

There is precedent, with several neighbourhood plans encouraging Passivhaus: eg. Ledbury, Kenilworth, Eynsham, Petworth, Ashbourne, Croxley Green.

And we have a nearby example - Carrowbreck Meadow, not far from here in Hellesdon, is an award-winning high quality low carbon scheme of 14 homes (mixed affordable and shared ownership), just shortlisted for the UK Passivhaus Awards:

<http://www.passivhaustrust.org.uk/projects/detail/?cld=81> This is an exemplary development that I suggest could be appropriate to hold up as a model we would like development in the neighbourhood to learn from and emulate.

Norfolk is leading the way in Passivhaus projects (there's also Wereham Village Hall, Goldsmith Street in Norwich, Rayne Park and many more), and I think it's likely the Greater Norwich Local Plan, currently in development, will reflect this.

Below Passivhaus standard, it would be great to encourage alternatives: EnerPHit for retrofit (also certified by the Passivhaus Institute - our home when finished should achieve EnerPHit), AECB Building Standard, BREEAM (for non-domestic buildings only).

Support

The Centre for Sustainable Energy ("*an independent national charity that shares our knowledge and experience to help people change the way they think and act on energy*") is running a three-year support plan offering free advice and assistance to help communities draft neighbourhood plans that lead to a low carbon sustainable future: <https://www.cse.org.uk/projects/view/1343>

They cover a number of the topics I've mentioned here.

Their neighbourhood planning guidebook gives a good summary of why a low carbon neighbourhood plan is a great idea:

<https://www.cse.org.uk/downloads/reports-and-publications/policy/community-energy/energy-advice/planning/renewables/low-carbon-neighbourhood-planning-guidebook.pdf>

In Keeping - Small Development - Appropriate

Small development using locally sourced materials and where neighbouring properties are low rise, such as bungalows, only allow similar to be built.

36 new homes in the next 20 years is nothing.

All new houses should have on-site parking for two cars minimum. No communal parking

- All new houses should have on-site parking for two cars minimum. No communal parking
- Ditto
- More consideration required for infrastructure such as schools, transport, roads, streetlighting, doctors etc

AREAS OF NO DEVELOPMENT

BNCT are worried about the effect that additional houses would have on the River Bure and the Bure Valley where it passes though Buxton with Lamas. This could have a damaging effect if these were on the flood plain or very close to it.

The large shaded area close to the Badersfield development (submitted in development call) should not be used for housing as it is a prime agricultural land and is normally sown with crops. There are other smaller packets of land available. These would be more appropriate. Infill elsewhere would utilise existing services and facilities.

flood risk, not putting new houses on areas that will increase flood potential in low lying areas and retention of key natural areas is very important land management tool" #373 Buxton needs to be protected from anymore house building, more expansion would be hugely detrimental to village life, leave our village alone!!!!.#381.

I do not fancy the idea of further housing development in this area, it will become spoiled. #316.

AREAS FOR DEVELOPMENT

Use up brownfield sites at Badersfield before using agricultural land.

I agree with the above.

All potential brownfield sites should be developed before looking at Greenfield and agricultural land.

Agree with the above

There are adequate development sites already highlighted which would accommodate the required number of new properties. This includes development near Mead Close with alternative access away from Lion Road and Brook Street.

10 + residents at Buxton Bash were concerned about housing development

HOUSING PRIORITIES

We need more bungalows

Any new housebuilding should only be one or two bedrooms, or be approved designs of starter/retirement homes

Rented housing is essential for Buxton

Starter (small, 1-2 beds)	10 ticks
Shared ownership	2 ticks
Family (2-3 beds)	8 ticks
Retirement homes	1 tick
Sheltered housing	2 ticks
Social housing	6 ticks
Bungalows	1 tick

Business

Encourage small local businesses.

Support local employment

- Changing work patterns and advances in information technology mean that working remotely from home is more viable and more common. In my job I mostly work from home, with frequent online meetings and most of my work dependent on the internet. This is only possible with a good broadband connection (I have to use 4G as wired connection is so poor). Even non-office based businesses are increasingly reliant on a good connection for communications, marketing, finance and other admin tasks. So it would be great if the neighbourhood plan could support a call for **better broadband**.

- There are already good employment opportunities locally with Scottow Enterprise Park aiming to grow to accommodate employment for up to 18,000 people. (Of course this also has a traffic impact on the area).

Business - Amenities

Make better use of Badersfield, better support for new starters, ie, zero tax breaks, financial help, etc #11.

Development of small business council. Include development of small retail premises.

Advertise local area as access point to broads and close proximity to coast.#697.

Publish legal obligations if running a business from home, advertise when industrial units become available (such as those in Lamas) and widen what they can be used for.#12

Promote any underused existing business areas - Lammas Industrial Park? Encourage existing businesses to promote themselves in the Round, for example, McColls is very visible but the businesses and any opportunities in Lammas not so much. #25.

Co working spaces. Better promotion of tourism assets. Enterprise clubs and support for tech businesses. Engage with local sector groups to host events. Encourage local schools to engage and understand the local business skill needs.#53.

Community – Facilities

Reduce need to travel further than walking distance by improving local facilities

- **More local shops** The only shops in the area are McColls and Thoroughgoods. There is no pharmacy, the nearest being in Coltishall.
- **GP / medical facilities** The nearest GPs are in Coltishall and Aylsham.
- **Facilities for children** In general more playing and leisure spaces for children and teenagers are particularly important in rural areas where there are less activities available for young people, and it's not easy to travel to access them.

If there is to be any development we need a better bus service, doctors and expansion to the school.

There are facilities which are disused on the former RAF base that would benefit the community, but we are denied access to them, all previous schemes to renovate them have failed. Isn't it time these aspects were revisited, cycling track, sports hall, badminton hall etc

Since I have lived in Buxton we have lost shops, a pub, the Mill restaurant bar and coffee shop and some buses. We need these things for the community to thrive. #383.

Very little in the village for the 14 to 21 age bracket..#412.

Local amenities, bus services, and the general look of the area, e.g. open spaces, litter free, obvious pride in the area whether it be well maintained gardens, attractive buildings, footpaths, walks and the look that people care about their surroundings. # 476

A better local community centre although the one we have is excellent but is showing its age with high running cost, may be a coffee shop/cafe for the younger community to meet and talk. #112.

More doctor's surgeries. More family friendly activity centres such as swimming pools and gyms.. #121.

Environment

DARK SKY STATUS

Do not increase light pollution, no street lights.

No street lighting so we reduce light pollution

FLOODING

The land near Brook Street has a high water table and presents a risk of flooding if development occurs.

Flooding is an issue in the area. There are sections of road that are always flooded in heavy rain. It would be good to investigate the immediate cause of the problem in those areas and find solutions to allow rainwater run off. But more generally the neighbourhood plan could encourage better flood resilience:

1. New development landscaping requirements including green roofs and rainwater harvesting
2. Reduce hardstanding/ encourage permeable hardstanding
3. Require surface water drainage solutions on any new development (SuDS)
4. Encourage tree planting and other enhancements of green space

GREEN AREAS

- Without looking at identifying sizeable areas that could be greened and managed to

encourage diverse wildlife, plantlife, and insect life, **hedgerows and verges** are a great opportunity to improve biodiversity. The charity Plantlife is running a campaign to encourage better management of verges for biodiversity and has some very useful guidance: <http://plantlife.love-wildflowers.org.uk/roadvergecampaign>
[https://www.plantlife.org.uk/application/files/4614/8232/2916/Road verge guide 17 6.pdf](https://www.plantlife.org.uk/application/files/4614/8232/2916/Road_verge_guide_17_6.pdf)

◦ Overuse of pesticides, herbicides and fertilisers is a disaster for pollinators and wild flora and fauna, so perhaps the neighbourhood plan could look at limiting their use on public / community land.

We have a garden space so the allotment question doesn't personally apply to me, but I believe it's very important for those without gardens to have the opportunity to have their own growing space, particularly since the availability of fresh vegetables in the local shops is so limited.

*Land by R.Bure between Buxton and Hautbois could become a nature reserve # 210
Old airbase is perfect, let the wild flower, wild orchids and bees take over.#290.
Leave grass and tree area alongside new developments and less destruction of existing woodland..#254.*

Anywhere currently not being built on/developed should be preserved, nature is very important to the area, we need to keep all natural spaces natural. #235.

Convert a lot of the surrounding fields into woodlands/mini golf/street lights . #702.

Around Buxton is a lot of green belt we need to keep these and look after them, other wise we will loose lots of our native wildlife . #292.

How about a community woodland behind the new development at Mead Close, linking into Balay Park? We should look to maintaining verges as wildflower areas and planting trees where there is space to do so. . #295.

Concerned about the gravel extraction development on the Coltishall Rd and the loss of the meadow off Back Lane if it is developed for housing. Owls and foxes are seen there regularly.. #310.

Hedgerows. We should be looking to plant new hedgerows and link/restore existing ones to improve connections for wildlife, especially hedgehogs. We should encourage hedgehog friendly fences (i.e holes to allow connections between gardens) too. # 377

RECREATIONAL SPACES

Environment. mix of young and old people. village shop and post office. quiet close to countryside walks and river or beck . Space for nature a working nature. primary school and stuff for parents. #468.

as football is now at Balay park we would like to see the existing recreation area beside the village hall utilised for pleasant sitting area with flowers bushes, possibly a pond, a lovely area for people to meet and talk, families to use as picnic area etc. it belongs to the village and should be more village friendly #100.

A community hall that would act as a sports hall, social club and be available for all sorts of functions - this would be ideally situated at the Balay Field which has lots of available space for sports and other functions #101.

More play/recreational space, Lammas and Badersfield. #146

Another childrens' area, green at Bulwer road area could benefit from community garden and childrens' play area (currently used as dog toilet). Expansion and development of childrens' play area next to village hall. Village hall requires new premises new building with meeting spaces and halls ready to rent and produce revenue for parish (diamond

centre in Sprowston e.g) Football club houses to be purpose built buildings. Tennis courts, skate parks and hard surface multisports pitch.. #701

Exercise equipment for adults in public spaces and solar panels on all publicly used and owned buildings. #700

Much more recreational land, forests, parks, lakes, RAF Coltshall should have been made into a giant park for the people.. #149.

Air pollution

Health issues over ammonia levels being emitted from the Pig Unit on Scottow road, duty of care to local residents..#707.

Footpaths

Buxton with Lamas is an integral part of the Broadland tourist area and has a significant number of footpaths within it. Improving access to these footpaths and rights of way should be considered a priority to help maintain the local economy. It is also very important that all footpaths in the parish are kept open and maintained to allow access to all users.

With regards to the proposed development site in Brook Street there is no footpath for pedestrians to walk to the village. There has to be an adequate footpath for new properties to access the school, the shop and other amenities.

Baderfield has such a high proportion of young families with children but with very little access to recreation and play spaces. There is no safe access to any of the local footpaths without crossing busy roads if the proposed development marked on the map red is ahead.

The only access to local footpaths for people in Badersfield requires a car trip and then a parking which presents safety problems. It would be great to have footpath connections from Badersfield to the existing footpath in Buxton and Lamas.

Maintain / improve / extend **public footpaths** - great to see news from Buxton Parish Council in the Round on this. It would be good if the neighbourhood plan also encourages this work

Foot path 9: very bad potholes

Footpath two using good condition.

Footpath 8 at Pile Bridge is being badly eroded by dogs using the river.

I agree, it needs work before the footpath disappears.

Footpath 6, Stratton Strawless: the heath—not always kept clean of crops. I know it is over the boundary but it starts in our parish.

We need a footpath to link Brook Street safely to recreation footpaths. Brook Street has no safe pavement at all.

Footpath 9: I struggle to walk down Footpath 9 without having to clean dog mess off my shoes and pram afterwards.

Footpath 4: often overgrown by Mill Reach.

We need to develop safe walking in Badersfield along the Hautbois Road towards Coltishall and towards Skeyton.

Is the track south of the sewage works a public footpath?

- Preserve a peaceful and tranquil environment while suitably adapting to contemporary demographic needs
- Ditto

There is land around Lammas which cannot be built on because of flooding I guess, could it be a wildlife area? We have brilliant walks around Buxton, but the railway path, and other walks really need some TLC, cutting hedgerows back, paths that don't get too muddy and boggy in poor weather. #226.

More footpaths, make sure the railway footpath is accessible to disabled. #220.

“and also relocation of some, [dog] poo bins again” #325

“dog fouling... too much... needs more attention from the community police” #303