

Buxton with Lamas Neighbourhood Plan

Basic Conditions Statement

Prepared by Modicum Planning on the behalf of Buxton with Lamas Parish Council

February 2024

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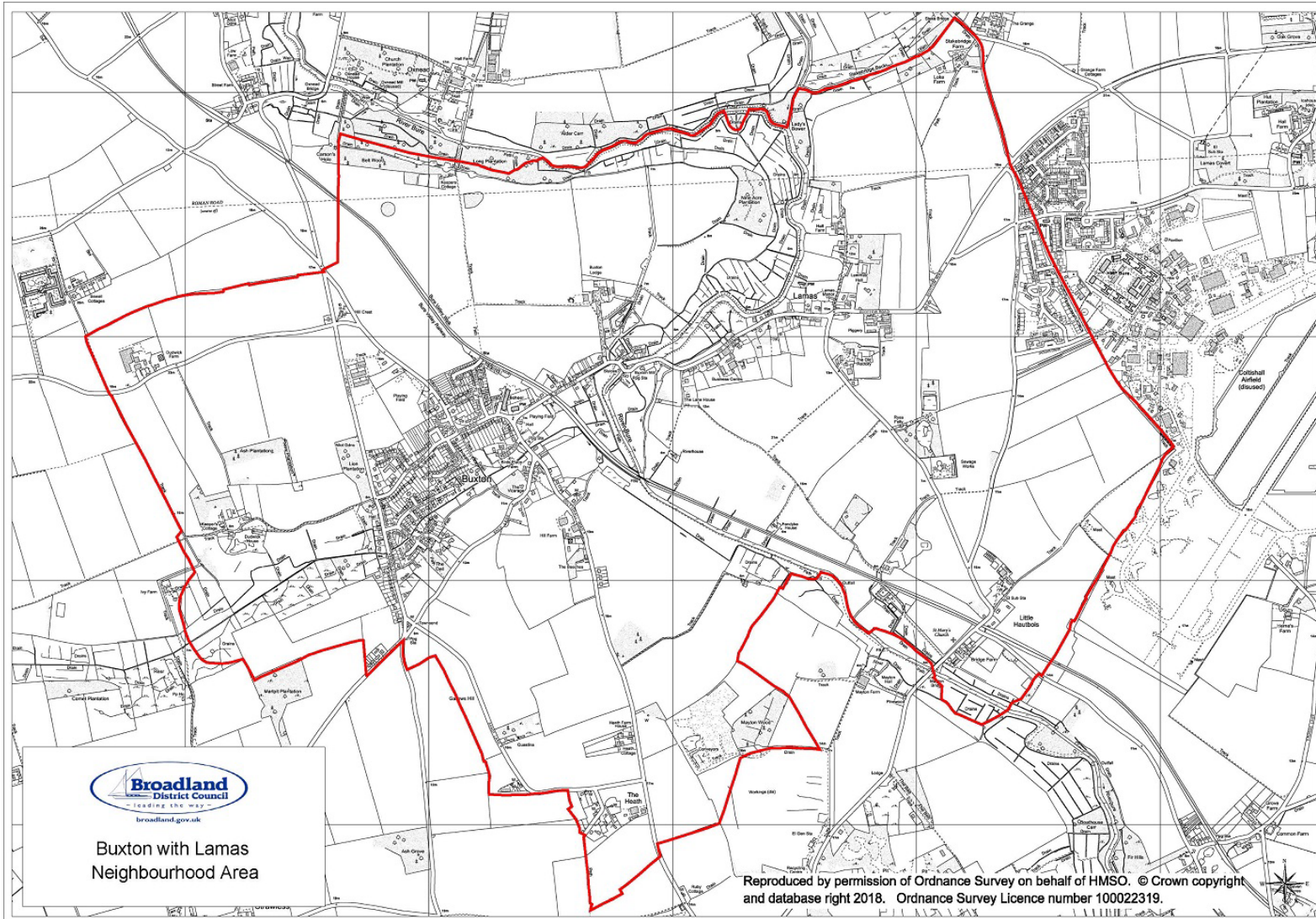
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1 Introduction

- 1.1** This Basic Conditions Statement has been prepared by Modicum Planning on the behalf of Buxton with Lamas Parish Council to accompany the submission of the Buxton with Lamas Neighbourhood Plan (the “BwLNP”) to the local planning authority, Broadland District Council (BDC).
- 1.2** BwLNP is being submitted under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), referred to in this document as “the Regulations”.
- 1.3** The neighbourhood plan area was formally designated by BDC on 10 April 2018 and corresponds with the boundary of the parish - see <https://www.southnorfolkandbroadland.gov.uk/downloads/download/42/buxton-with-lamas-neighbourhood-plan>
- 1.4** The policies described in BwLNP relate to the development and use of land in the designated neighbourhood area. The neighbourhood plan covers the period 2024 to 2038 and the plan does not contain policies relating to excluded development in accordance with the Regulations.
- 1.5** This statement addresses each of the ‘basic conditions’ required by the Regulations and explains how the submitted neighbourhood plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.
- 1.6** Paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990 states that a draft neighbourhood development order meets the basic conditions if:
- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order;
 - b) the making of the order contributes to the achievement of sustainable development;
 - c) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d) the making of the order does not breach and is otherwise be compatible European Union (EU) obligations (the existing body of environmental regulation is retained in UK law); and
 - e) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- 1.7** Schedule 2 to the Regulations also confirms that the following basic condition is prescribed for the purpose of paragraph 8(2) (g) of Schedule 4B to the 1990 Act.
- *The making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017*
- 1.8** An overview of the BwLNP is provided in section 2 of this report.



Map 1: The Buxton with Lamas Neighbourhood Area

2 The Neighbourhood Plan (the BwLNP)

2.1 The area covered by BwLNP is shown in Map 1.

2.2 The vision underpinning the 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.

Buxton with Lamas Neighbourhood Plan vision (as set out in Chapter 4)

The vision is supported by fifteen objectives and twenty-four planning policies as summarised below. The policies are organised into seven different themes.

Objective	Planning Policy reference and description
Theme 1: Limited and sustainable growth	
Objective 1: There will be limited growth in the parish, the focus of which will be in Buxton	Policy BUX 1: A spatial strategy. This policy is linked to a policy map showing the settlement boundary around Buxton. The principle of development is established within the settlement boundary and the policy details what type of uses will be supported outside Buxton's settlement boundary.
Theme 2: Local housing need	
Objective 2: Encourage affordable housing for local people where it delivers high standards of residential amenity	Policy BUX 2: Feoffee Cottages site This policy safeguards a site in the heart of Buxton village, which is currently built as an affordable housing site for local people. The policy supports a net increase of affordable homes for local people in the event that a development proposal comes forward. Policy BUX 3: Affordable homes for local people on rural exception sites One of the exceptions allowed for under Policy BUX 1 is the delivery of rural exception housing on the edge of Buxton village. Policy BUX 3 sets out criteria for such proposals.
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	Policy BUX 4: Development and design This policy seeks to ensure that all new development is sensitively designed and responds positively to the existing character in the built environment. The policy requires proposals to be informed by the Design Guidance and Codes (that supports the BwLNP) and identifies specific design principles to be followed.

Objective	Planning Policy reference and description
	<p>Policy BUX 5: Protecting residential amenity This policy seeks to ensure residential amenity is fully considered in the development management process.</p> <p>Policy BUX 6: Protecting and enhancing landscape character This policy seeks to protect and enhance the special qualities for the Buxton with Lamas landscape character. The policy specifies considerations for development proposals within Buxton village, on Buxton’s settlement edge and in the wider countryside.</p> <p>Policy BUX 7: Protecting residential gardens from inappropriate development A policy that applies to proposals that could lead to the loss of existing garden space.</p> <p>Policy BUX 8: Views to be protected A policy seeking to protect and enhance existing important views in the parish (Priority Views and Locally Iconic Views). The policy is supported by descriptions and maps included in Appendix 1.</p>
<p>Objective 4: Prevent further erosion of the quiet and countryside feel of our communities and preserve these qualities where they remain</p>	<p>Policy BUX 9: Lammas, Little Hautbois and Badersfield areas of separation This policy identifies two areas of land to be maintained as ‘areas of separation’ during the plan period.</p> <p>Policy BUX 10: Recognising and protecting our dark skies. A policy seeking to preserve the dark sky character of the parish by setting out expectations from development proposals.</p>
<p>Objective 5: To recognise and value all our heritage assets and conserve or enhance them accordingly</p>	<p>Policy BUX 11: Conserving and enhancing our heritage assets A policy seeking the conservation or enhancement of existing heritage assets. As part of this, the policy identifies twenty-one non designated heritage assets. Appendix 2 to the plan describes each of these.</p>
<p>Theme 4: Conserving and enhancing our green spaces, water meadows and waterways</p>	
<p>Objective 6: Protect and enhance the natural environment including our water meadow landscape and the quality of the River Bure.</p> <p>Objective 7: Enabling nature-based solutions to enhance flood defences and nutrient neutrality</p> <p>Objective 8: Reduce adverse impacts of flood events from all sources of flooding (fluvial, surface water) and improve drainage infrastructure in the parish</p>	<p>Policy BUX 12: Protecting sites of existing biodiversity value. This policy identifies sites within the parish with existing biodiversity value and requires full account to be taken of that value in the application of the mitigation hierarchy.</p> <p>Policy BUX 13: Delivering Biodiversity Net Gain. This policy seeks to ensure biodiversity net gain is delivered as part of the development management process and seeks to ensure unique opportunities to integrate biodiversity or wildlife friendly measures are incorporated as part of the building out of a site.</p> <p>Policy BUX 14: Protecting water quality and managing surface water responsibly A policy seeking to ensure land use planning plays its role in protecting the quality of the parish waterways.</p> <p>Policy BUX 15: Protecting and enhancing our valued water meadow landscape A policy protecting the existing water meadows from development due to their important role as a distinctive landscape feature, in protecting and enhancing a local</p>

Objective	Planning Policy reference and description
	habitat, in protecting water quality, in managing flood risk and in increasing water security for agricultural and amenity use.
Objective 9: Protect and enhance our open green spaces	Policy BUX 16: Local Green Spaces. A policy designating 10 open spaces in the parish as 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	Policy BUX 17: Delivering sustainable design A policy expecting all development proposals to make a meaningful contribution to decreasing the carbon footprint of the built environment.
Theme 6: Addressing parish traffic issues	
Objective 11: Protecting and improving routes for non-motorised vehicular travel (such as walking, cycling)	<p>Policy BUX 18: Protecting and enhancing the provision of rural routes for non-motorised users in the parish A policy seeking to protect and enhance the provision and quality of rural routes used by non-motorised users. The policy is supported by a map showing the public rights of way network and an additional desired route.</p> <p>Policy BUX 19: Rural lanes A policy recognising identified existing rural lanes in the parish and requiring proposals that affect them to maintain their rural character and biodiversity and continue to prioritise their use by non-motorised users.</p>
<p>Objective 12: Our village streets will be easy to navigate and feel like safe places for people as well as routes for cars.</p> <p>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</p>	<p>Policy BUX 20: Maintaining and creating well-connected neighbourhoods A policy aimed at ensuring the needs of pedestrians and non-motorised users are prioritised in the design and layout of new schemes.</p> <p>Policy BUX 21: Managing and mitigating adverse impacts of increased traffic movements on the parish environment This policy seeks to ensure that traffic impacts of all proposals are assessed, and proposals do not have unacceptable impacts on road safety or residential amenity (through traffic generation).</p>
Theme 7: Sustainable local economy and community facilities	
Objective 14: Support the local economy and businesses and help them thrive whilst protecting residential amenity and encouraging them to be more environmentally sustainable	Policy BUX 22: Support for rural businesses A policy supporting, in principle, development proposals that help and support small business in the parish where they are of a scale proportionate to meeting the business and commercial needs of the parish. In terms of locations outside the Buxton village settlement boundary, the policy reverts to Policy BUX 1: A spatial strategy

Objective	Planning Policy reference and description
	Policy BUX 23: Bure Valley Business Centre This policy seeks to support the continued use of the site for employment uses whilst also protecting residential amenity and addressing existing residential amenity issues associated with the site. The policy supports a limited number of residential units where this is needed to make the employment uses viable.
Objective 15: Sustain, support and seek improvements in provision of community facilities.	Policy BUX 24: Buxton with Lamas Community Infrastructure Priorities. The policy highlights the community infrastructure priorities and requires these to be considered when planning applications are considered.

Table 1: BwLNP themes, objectives and planning policies

3 How the BwLNP policies are appropriate having regard to national policies and guidance

- 3.1** National planning policy is principally provided by the National Planning Policy Framework (NPPF), last updated 19 December 2023. National planning guidance is provided by planning practice guidance available online at: <https://www.gov.uk/government/collections/planning-practice-guidance>
- 3.2** The NPPF provides a framework within which local communities can produce neighbourhood development plans for their area and sets out how planning should help achieve sustainable development.
- 3.3** This section demonstrates that BwLNP has regard to the relevant policies in the NPPF in relation to:
- Achieving sustainable development (NPPF Chapter 2)
 - Plan-making (NPPF Chapter 3)
 - Delivering a sufficient supply of homes (NPPF Chapter 5)
 - Building a strong, competitive economy (including supporting a prosperous rural economy) (NPPF Chapter 6)
 - Ensuring the vitality of town centres (NPPF Chapter 7)
 - Promoting healthy and safe communities (NPPF Chapter 8)
 - Promoting sustainable transport (NPPF Chapter 9)
 - Supporting high quality communications (NPPF Chapter 10)
 - Making effective use of land (NPPF Chapter 11)
 - Achieving well-designed and beautiful places (NPPF Chapter 12)
 - Meeting the challenge of climate change, flooding and coastal change (NPPF Chapter 14)
 - Conserving and enhancing the natural environment (NPPF Chapter 15)
 - Conserving and enhancing the historic environment (NPPF Chapter 16)
 - Facilitating the sustainable use of minerals (NPPF Chapter 17)
- 3.4** Table 2 demonstrates how the BwLNP objectives and policies relate to the principal goals set out in the NPPF.

NP Objective and NP Policies	Relevant NPPF Chapters
<p>Objective 1: There will be limited growth in the parish, the focus of which will be in Buxton</p> <p>Policy BUX 1: A spatial strategy</p>	<p>Objective 1 is consistent with Chapters 2, 3 and 5 of the NPPF 2023.</p> <p>Chapter 2: <i>Achieving sustainable development:</i> Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area...”. The NP does this through Policy BUX 1, which provides clarity on the Buxton settlement boundary, alongside the status of pipeline sites on the edge of the boundary. The policy provides a clear basis for future planning decisions, whilst not undermining the potential for affordable housing for local people to be brought forward via rural exceptions sites (as per BUX 3).</p> <p>Paragraph 13 states that “Neighbourhood plans should support the delivery of strategic policies contained in</p>

NP Objective and NP Policies	Relevant NPPF Chapters
	<p>local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies”</p> <p>Chapter 3: <i>Plan making</i>. Paragraph 15 states “The planning system should be genuinely plan-led. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”</p> <p>Chapter 5: <i>Delivering a sufficient supply of homes</i>. Paragraph 67 states that “... strategic policies should set out a housing requirement figure for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations”. BDC have clarified that the housing requirement figure for Buxton parish is as per the emerging Greater Norwich Local Plan. Chapter 6 of the Part 2 of the submitted GNLP provides the strategy for Buxton (two sites on the edge of the Buxton settlement boundary to deliver 40 homes and 20 homes and a further 7 additional dwellings with planning permission. This gives a total of 67 homes.</p>
<p>Objective 2: Encourage affordable housing for local people where it delivers high standards of residential amenity</p> <p>Policy BUX 2: Feoffee Cottages site</p> <p>Policy BUX 3: Affordable homes for local people on rural exception sites</p>	<p>Objective 9 is consistent with Chapter 5 of the NPPF 2023.</p> <p>Chapter 5: <i>Delivering a sufficient supply of homes</i>. Paragraph 63 states that “...the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies”.</p>
<p>Objective 3: All new development will be in keeping with the distinctive character and identify of each of the four villages</p> <p>Policy BUX 4: Development and design</p> <p>Policy BUX 5: Protecting residential amenity</p> <p>Policy BUX 6: Protecting and enhancing landscape character</p>	<p>Objective 3 is consistent with Chapters 12 and 15 of the NPPF 2023.</p> <p>Chapter 12: <i>Achieving well-designed and beautiful places</i>: Paragraph 132 states that “Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...”.</p> <p>Chapter 15: <i>Conserving and enhancing the natural environment</i>: Paragraph 180 b) states that “Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside.”</p>

NP Objective and NP Policies	Relevant NPPF Chapters
<p>Policy BUX 7: Protecting residential gardens from inappropriate development</p> <p>Policy BUX 8: Views to be protected</p>	
<p>Objective 4: Prevent further erosion of the quiet and countryside feel of our communities and preserve these qualities where they remain</p> <p>Policy BUX 9: Lammas, Little Hautbois and Badersfield Areas of Separation</p> <p>Policy BUX 10: Recognising and protecting our dark skies.</p>	<p>Objective 4 is consistent with Chapters 12 and 15 of the NPPF 2023.</p> <p>Chapter 15: <i>Conserving and enhancing the natural environment</i>: Paragraph 180 b) states that “Planning policies and decisions should contribute to and enhance the natural and local environment by b) recognising the intrinsic character and beauty of the countryside.”</p> <p>Paragraph 191 that states: “Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:</p> <ul style="list-style-type: none"> a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁹; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”
<p>Objective 5: To recognise and value all our heritage assets and conserve or enhance them accordingly</p> <p>Policy BUX 11: Conserving and enhancing our heritage assets</p>	<p>Objective 5 is consistent with Chapters 12 and 16 of the NPPF 2023.</p> <p>Chapter 12: <i>Achieving well-designed and beautiful places</i>: Paragraph 132 states that “Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development...”.</p> <p>Chapter 16: <i>Conserving and enhancing the historic environment</i>. Paragraph 196 states that “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment...”</p>

NP Objective and NP Policies	Relevant NPPF Chapters
<p>Objective 6: Protect and enhance the natural environment including our water meadow landscape and the quality of the River Bure.</p> <p>Objective 7: Enabling nature-based solutions to enhance flood defences and nutrient neutrality</p> <p>Objective 8: Reduce adverse impacts of flood events from all sources of flooding (fluvial, surface water) and improve drainage infrastructure in the parish</p> <p>Policy BUX 12: Protecting sites of existing biodiversity value.</p> <p>Policy BUX 13: Delivering Biodiversity Net Gain.</p> <p>Policy BUX 14: Protecting water quality and managing surface water responsibly</p> <p>Policy BUX 15: Protecting and enhancing our valued water meadows landscape</p>	<p>Objective 6 is consistent with Chapters 14 and 15 of the NPPF.</p> <p>Chapter 14: <i>Meeting the challenge of climate change, flooding and coastal change</i>. Paragraph 158 states that “Plans should take a proactive approach to mitigation and adapting to climate change, taking into account the long-term implications for flood risk, coastal, change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures⁵⁶”.</p> <p>Chapter 15: <i>Conserving and enhancing the natural environment</i>: states “Planning policies should contribute to and enhance the natural and local environment by...d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”</p>
<p>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</p> <p>Policy BUX 14: Protecting water quality and managing surface water responsibly</p> <p>Policy BUX 17: Delivering sustainable design</p>	<p>Objective 10 is consistent with Chapter 14 of the NPPF 2023.</p> <p>Chapter 14: <i>Meeting the challenge of climate change, flooding and coastal change</i> sets out in paragraph 159b that new development should be planned for in ways that “can help to reduce greenhouse gas emissions, such as through its location, orientation and design”</p>
<p>Objective 11: Protecting and improving routes for non-motorised vehicular travel (such as walking, cycling)</p> <p>Policy BUX 18: Protecting and enhancing the provision of</p>	<p>Objective 11 is consistent with Chapter 8 of the NPPF 2023.</p> <p>Chapter 8: <i>Promoting healthy and safe communities</i> Paragraph 96 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support healthy lifestyles, especially where this would address identified local health and well-</p>

NP Objective and NP Policies	Relevant NPPF Chapters
<p>rural routes for non-motorised users in the parish</p> <p>Policy BUX 19: Rural lanes</p>	<p>being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.</p> <p>Paragraph 104 states: “Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”</p>
<p>Objective 12: Our village streets will be easy to navigate and feel like safe places for people as well as routes for cars.</p> <p>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</p> <p>Policy BUX 20: Maintaining and creating well-connected neighbourhoods</p> <p>Policy BUX 21: Managing and mitigating adverse impacts of increased traffic movements on the parish environment</p>	<p>Objective 12 is consistent with Chapters 8 of the NPPF 2023.</p> <p>Chapter 8: <i>Promoting healthy and safe communities</i></p> <p>Paragraph 96 c) states that planning policies should aim to achieve healthy, inclusive and safe places which “enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling”.</p> <p>Objective 13 is consistent with Chapter 9 of the NPPF 2023.</p> <p>Chapter 9: <i>Promoting sustainable transport</i>. Paragraph 108 states “Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ul style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated c) opportunities to promote walking, cycling and public transport are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.”

NP Objective and NP Policies	Relevant NPPF Chapters
<p>Objective 14: Support the local economy and businesses and help them thrive whilst protecting residential amenity and encouraging them to be more environmentally sustainable</p> <p>Policy BUX 22: Support for rural businesses</p> <p>Policy BUX 23: Bure Valley Business Centre</p>	<p>Objective 14 is consistent with Chapter 6 in the NPPF 2023.</p> <p>Chapter 6: <i>Building a strong, competitive economy.</i> Paragraph 85 states: “Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.</p> <p>Paragraph 88 states that planning policies and decisions should enable “c) sustainable rural tourism and leisure developments which respect the character of the countryside”</p>
<p>Objective 15: Sustain, support and seek improvements in provision of community facilities.</p> <p>Policy BUX 24: Buxton with Lamas community infrastructure priorities</p>	<p>Objective 15 is consistent with Chapter 8 of the NPPF 2023</p> <p>Chapter 8: <i>Promoting healthy and safe communities.</i></p> <p>Chapter Paragraph 97 c) states that planning policies and decisions should “ensure an integrated approach to considering the location of housing, economic uses and community facilities and service”</p>

Table 2: BwLNP objectives assessed against the NPPF chapters.

3.5 Table 3 identifies the NPPF primary principles and explores how the NP policies are appropriate having regard for these.

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
<p>Chapter 2: Achieving sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:</p> <ul style="list-style-type: none"> - an economic objective; - a social objective; and - an environmental objective <p>Chapter 2: Achieving sustainable development. Paragraph 11 a) states that “all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects...”</p> <p>Paragraph 13 states that “Neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies, and should shape and direct development that is outside of these strategic policies”</p>	All	<p>Policy BUX 1: A spatial strategy This policy defines a settlement boundary within which the principle of development is accepted (subject to other constraints) The policy details what type of uses will be supported outside Buxton’s settlement boundary.</p> <p>The spatial strategy provides a basis for many other policies in BwLNP and allows for the plan to deliver on its housing requirement, which is 118 homes during the Local Plan period 2018 to 2037. This figure has been provided by the LPA as an indicative housing requirement of 67 homes as indicated in the emerging Greater Norwich Local Plan</p>
<p>Chapter 3: Plan Making. “Planning should be genuinely plan-led. Succinct and up to date plans should provide a positive vision for the future of each area; a framework for meeting housing needs and addressing other economic, social and environmental priorities; and a platform for local people to shape their surroundings.”</p>	All	As above
<p>Chapter 5: Delivering a sufficient supply of homes. “...strategic policies should also set out a housing requirement for</p>	Policy BUX 1: A spatial strategy	The LPA has provided the parish with an indicative housing requirement figure of 67 homes to be delivered 2018 to 2038.

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
<p>designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations". (paragraph 67)</p> <p>"Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium sized sites (of a size consistent with paragraph 70a) suitable for housing in their area" (paragraph 71)</p> <p>"In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs including proposals for community-led development for housing. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs and consider whether allowing some market housing on these sites would help to facilitate this." (paragraph 82)</p>	<p>Policy BUX 2: Feoffee Cottages site</p> <p>Policy BUX 3: Affordable homes for local people on rural exception sites</p>	<p>The spatial strategy set out in Policy BUX1 will allow for this minimum number to be delivered. In addition, Policy BUX 2 and BUX 3 supports the delivery of additional homes where they are affordable to local people and where affordable homes are offered to households with a parish connection on a preferential basis.</p>
<p>Chapter 6: Building a strong, competitive economy.</p> <p>"Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt." (paragraph 85)</p> <p>"Planning policies and decisions should enable:</p> <p>a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, beautiful new buildings;</p> <p>b) the development and diversification of agricultural and</p>	<p>Policy BUX 1: A spatial strategy</p> <p>Policy BUX 22: Support for rural businesses</p> <p>Policy BUX 23: Bure Valley Business Centre</p>	<p>Policy BUX 1 provides parish-level clarity on where new development will be supported. This clarity will help build confidence by businesses and the community alike. Focusing development within the village of Buxton will strengthen the role of the village as a service centre.</p> <p>Policies BUX 22 and BUX 23 provide parish specific guidance with respect to suitable locations and criteria for business/employment uses.</p>

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
<p>other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship” (paragraph 88)</p>		
<p>Chapter 7: Ensuring the vitality of town centres</p> <p>“Planning policies and decisions should support the role that town centres play at the heart of local communities...” (paragraph 90)</p>	<p>Policy BUX 1: A spatial strategy</p>	<p>Policy BUX 1 is an important part of protecting and enhancing the vitality and viability of shops and services in Buxton village.</p>
<p>Chapter 8: Promoting healthy and safe communities.</p> <p>“Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which a) promote social interaction... b) are safe and accessible.... and c) enable and support healthy lifestyles especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling” (paragraph 96)</p> <p>“Access to a network of high quality open spaces and opportunities for sports and physical activity is important for health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change” (paragraph 102)</p>	<p>Policy BUX 6: Protecting and enhancing landscape character s</p> <p>Policy BUX 16: Local Green Spaces.</p> <p>Policy BUX 18: Protecting and enhancing the provision of rural routes for non-motorised users in the parish</p> <p>Policy BUX 19: Rural lanes</p> <p>Policy BUX 20: Maintaining and creating well-connected neighbourhoods</p>	<p>Policy BUX 6 requires proposals to retain and enhance existing features of landscape value including trees, hedgerows and water features. This is consistent with paragraph 102 of the NPPF.</p> <p>Policy BUX 16 is consistent with paragraph 105 of the NPPF.</p> <p>Policy BUX 18 is consistent with paragraph 104 of the NPPF.</p> <p>Policies BUX 19 and BUX 20 are consistent with paragraph 96c of the NPPF.</p>

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
<p>“Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks...”(paragraph 104)</p> <p>“The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.” (paragraph 105)</p>		
<p>Chapter 9: Promoting sustainable transport.</p> <p>“Transport issues should be considered from the earliest stages of plan-making and development proposals so that:</p> <ul style="list-style-type: none"> a) the potential impacts of development on transport networks can be addressed. b) opportunities from existing or proposed transport infrastructure, and in changing transport technology and usage, are realised- for example in relation to the scale, location or density of development that can be accommodated c) opportunities to promote walking, cycling and public transport are identified and pursued; d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse 	<p>Policy BUX 1: A spatial strategy</p> <p>Policy BUX 18: Protecting and enhancing the provision of rural routes for non-motorised users in the parish</p> <p>Policy BUX 19: Rural lanes</p> <p>Policy BUX 20: Maintaining and creating well-connected neighbourhoods</p> <p>Policy BUX 21: Managing and mitigating adverse impacts of increased traffic movements on the parish environment</p>	<p>Policy BUX 1 focuses new development within the settlement boundary thereby ensuring new development is located close to existing village infrastructure, thereby reducing the need for journeys to be made by motorised vehicles.</p> <p>Policies BUX 18, BUX 19, BUX 20 are focused on ensuring opportunities to promote walking and cycling are identified and pursued when new developments come forward.</p> <p>Policy BUX 21 seeks to ensure the environmental impacts of traffic is identified, assessed and taken into account when planning applications are determined.</p>

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
<p>e) effects, and for net environmental gains; and patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places” (paragraph 108)</p>		
<p>Chapter 10: Supporting high quality communications.</p>	<p>No specific policies</p>	
<p>Chapter 11: Making effective use of land. Paragraph 124 states that “Planning policies and decisions should support development that makes effective use of land, taking into account a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it b) local market conditions and viability c) the availability and capacity of infrastructure and services d) the desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change and e) the importance of securing well-designed and beautiful, attractive and healthy places” (paragraph 128)</p>	<p>Policy BUX 1: A spatial strategy</p> <p>Policy BUX 4: Development and design</p>	<p>The settlement boundary itself will direct new development to the existing footprint of the village. This will help ensure land is used most efficiently.</p> <p>Policy BUX 4 requires development proposals to “<i>Whilst 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...</i>”</p> <p>The policy is supported by the Buxton with Lamas Design Guidance and Codes.</p>
<p>Chapter 12: Achieving well-designed and beautiful places. “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve.” (paragraph 131)</p> <p>Paragraph 132 states “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local</p>	<p>Policy BUX 4: Development and design</p> <p>Policy BUX 6: Protecting and enhancing landscape character</p> <p>Policy BUX 10: Recognising and protecting our dark skies.</p> <p>Policy BUX 11: Conserving and</p>	<p>Policy BUX 4 has been informed by the Buxton with Lamas Design Guidance and Codes.</p> <p>The approach taken in BUX 4, BUX 6, BUX 10, BUX 11, BUX 15, BUX 17 is consistent with paragraphs 131 and 135 of the NPPF 2023.</p>

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
<p>communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.”</p> <p>Paragraph 135 states “Planning policies and decisions should ensure that developments</p> <ul style="list-style-type: none"> a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing 	<p>enhancing our heritage assets</p> <p>Policy BUX 15: Protecting and enhancing our valued water meadows landscape</p> <p>Policy BUX 17: Delivering sustainable design</p>	

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”		
Chapter 13: Protecting Green Belt land.	No applicable policies	No green belt land in the parish.
<p>Chapter 14: Meeting the challenge of climate change, flooding and coastal change.</p> <p>Paragraph 157 states the that the planning system should “support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including conversion of existing buildings, and support renewable or low carbon energy and associated infrastructure”</p>	<p>Policy BUX 14: Protecting water quality and managing surface water responsibly</p> <p>Policy BUX 17: Delivering sustainable design</p>	Policies BUX 14 and BUX 17 are focused on climate change mitigation and adaptation measures. This is in line with paragraph 157 of the NPPF.
<p>Chapter 15. Conserving and enhancing the natural environment.</p> <p>Paragraph 180 a) and b) states that planning policies and decisions should contribute to and enhance the natural and local environment by a) protecting and enhancing valued landscapes...b) recognising the intrinsic character and beauty of the countryside.</p> <p>To protect and enhance biodiversity and geodiversity, “plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks” and “promote the conservation, restoration and enhancement of priority habitats, ecological networks and recovery of priority species; and identify and pursue</p>	<p>Policy BUX 12: Protecting sites of existing biodiversity value.</p> <p>Policy BUX 13: Delivering Biodiversity Net Gain.</p> <p>Policy BUX 14: Protecting water quality and managing surface water responsibly</p> <p>Policy BUX 15: Protecting and enhancing our valued water meadows landscape</p>	<p>The NP seeks to protect and enhance biodiversity. Policies BUX 12, 13, 14 and 15</p> <ul style="list-style-type: none"> - identify sites of existing biodiversity value - identify opportunities to improve biodiversity in the parish - requires the application of the mitigation hierarchy to managing the impact development has on the natural environment in the parish. - requires proposals to deliver net gains in biodiversity. This is consistent with paragraph 185 of the NPPF.

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
opportunities for securing measurable net gains for biodiversity” (paragraph 185)		
<p>Chapter 16. Conserving and enhancing the historic environment.</p> <p>Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. (paragraph 195)</p>	Policy BUX 11 Conserving and enhancing our heritage assets.	Policy BUX 11 identifies non-designated heritage assets and seeks to conserve and enhance the significance of these assets in line with the approach taken in the NPPF.
<p>Chapter 17. Facilitating the sustainable use of minerals.</p> <p>“It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.” (paragraph 215)</p>	None.	<p>The planning for minerals extraction and waste management is the responsibility of Norfolk County Council.</p> <p>Of relevance to Buxton with Lamas is that there is an existing mineral extraction site in the south of the parish at Mayton Wood. The adopted Minerals Site Specific Allocations Development Plan Document (adopted 2013 with amendments adopted December 2017) includes Policy MIN 37 – Land at Mayton Wood. This policy allocates an area of land (23.5 hectares) in both Frettenham parish and Buxton with Lamas parish as a sand and gravel extraction site with the resource estimated at 1,450,000 tonnes. The site is adjacent to an existing mineral extraction site at Mayton Wood.</p> <p>Linked with Policy MIN 37 in the Minerals SA DPD, there is a Policy, WAS 68 in the adopted</p>

NPPF primary principles	Relevant BwLNP policies	How the submission BwLNP has regard to the NPPF
		<p>Waste Site Specific Allocations Development Plan Document. This policy allocates the same area of land for inert landfilling for the duration of the mineral extraction.</p> <p>The submission BwLNP has regard to these strategic policies</p>

Table 3: NPPF primary principles and how the BwLNP planning policies are appropriate having regard to these.

4 How the BwLNP contributes towards the achievement of sustainable development

- 4.1 The NPPF states, in paragraph 11, that plans and decisions should apply a presumption in favour of sustainable development.
- 4.2 Paragraph 8 of the NPPF explains that to achieve sustainable development the planning system has three overarching objectives (economic, social and environmental) which are interdependent and need to be pursued in mutually supportive ways.

The three overarching objectives in the planning system as defined in the NPPF:
<p>An economic objective</p> <p><i>to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure</i></p>
<p>A social objective</p> <p><i>to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and</i></p>
<p>An environmental objective</p> <p><i>to contribute to protecting and enhancing our natural, built and historic environment, including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.</i></p>

4.3 Table 4 below provides an overview as to how the plan as a whole contributes towards the sustainable development goals as defined in the NPPF.

The Sustainable Development Goals	BwLNP Dimension
Economic	<p>Key to the BwLNP is Policy BUX 1: <i>a spatial strategy</i> This provides a clear basis for future planning decisions.</p> <p>Theme 7 Sustainable local economy and community facilities seek to</p> <ul style="list-style-type: none"> • Support the local economy and businesses and help them thrive whilst protecting residential amenity and encouraging them to be more environmentally sustainable • Sustain, support and seek improvements in provision of community facilities <p>Under these objectives, Policy BUX 22: <i>support for rural businesses</i> provides clarity on what would be expected from future commercial, business and service use. Policy BUX 23 <i>Bure Valley Business Centre</i> seeks to support the continued use of the Bure Valley business site as an employment site.</p>

The Sustainable Development Goals	BwLNP Dimension
Social	<p>This sustainable development goal is met through Theme 2: Local housing need, Theme 3: Protecting and strengthening parish character, Theme 6: Addressing parish traffic issues and Theme 7: Sustainable local economy and community facilities apply.</p> <p>Under Theme 2, Policies BUX 2: <i>Feoffee Cottages site</i> and BUX 3: <i>Affordable homes for local people on rural exception sites</i> seek to ensure that in addition to the sites allocated for new homes via the Local Plan, delivery is also directed towards meeting affordable housing needs.</p> <p>Under Theme 3, Policies BUX 4: <i>Development and design</i>, BUX 5: <i>Protecting residential amenity</i>, BUX 11: <i>Conserving and enhancing our heritage</i> are particularly focused on development is well designed and facilitates strong and vibrant communities.</p> <p>Under Theme 4, Policy BUX 16: <i>Local Green Spaces</i> seeks the protection of much valued open spaces.</p> <p>Under Theme 6, Addressing parish traffic issues, Policies BUX 18: <i>Protecting and enhancing the provision of rural routes for non-motorised users in the parish</i>, BUX 19: <i>Rural lanes</i>, BUX 20: <i>Maintaining and creating well-connected neighbourhoods</i> are focused on maintaining and improving social wellbeing through protecting and improving the ways in which people can move around the parish, enjoy outdoor recreation areas and without relying on motorised forms of transport.</p>
Environmental	<p>This sustainable development goal is met through: Theme 4 <i>Conserving and enhancing our green spaces, water meadows and waterways</i> and through Theme 5: <i>Development and Environmental Sustainability</i> and the objectives and policies that sit under it:</p> <p>Under Theme 4, Policies BUX 4: <i>Protecting sites of existing biodiversity value</i>, BUX 13: <i>Delivering Biodiversity Net Gain</i>, BUX 14: <i>Protecting water quality and managing surface water responsibly</i> and Policy BUX 14: <i>Protecting and enhancing our valued water meadows landscape</i> are focused on conserving and enhancing the natural environment in the parish.</p> <p>Under Theme 5, Policy BUX 17: <i>Delivering sustainable design</i> is focused on ensuring new development belongs to a zero carbon future.</p>

Table 4: How the BwLNP contributes towards the achievement of sustainable development (as defined by the NPPF)

4.4 Table 5 below provides an analysis, policy by policy, as to how the BwLNP contributes towards achieving the sustainable development goals in the NPPF.

	Economic	Social	Environmental
Policy BUX 1: A spatial strategy	✓	✓	✓
Policy BUX 2: Feoffee Cottages site		✓	
Policy BUX 3: Affordable homes for local people on rural exception sites		✓	
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		✓	✓
Policy BUX 9: Lammas, Little Hautbois and Badersfield areas of separation			✓
Policy BUX 10: Recognising and protecting our dark skies.			✓
Policy BUX 11: Conserving and enhancing our heritage assets		✓	
Policy BUX 12: Protecting sites of existing biodiversity value			✓
Policy BUX 13: Delivering biodiversity net gain.			✓
Policy BUX 14: Protecting water quality and managing surface water responsibly			✓
Policy BUX 15: Protecting and enhancing our valued water meadows landscape			✓
Policy BUX 16: Local Green Spaces.		✓	

	Economic	Social	Environmental
Policy BUX 17: Delivering sustainable design.		✓	
Policy BUX 18: Protecting and enhancing the provision of rural routes for non-motorised users in the parish		✓	
Policy BUX 19: Rural lanes		✓	✓
Policy BUX 20: Maintaining and creating well-connected neighbourhoods		✓	✓
Policy BUX 21: Managing and mitigating adverse impacts of increased traffic movements on the parish environment		✓	✓
Policy BUX 22: Support for rural businesses		✓	✓
Policy BUX 23: Bure Valley Business Centre		✓	✓
Policy BUX 24: Buxton with Lamas community infrastructure priorities.		✓	✓

Table 5: An analysis of the BwLNP policies against the sustainable development goals.

5 General conformity with the strategic policies of the Local Plan

5.1 Within Broadland District, the statutory development plan comprises:

- a) **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
- b) **The Site Allocations DPD (SA DPD)** adopted May 2016. This identifies areas of land in Broadland District for specific types of development.
- c) **The Development Management DPD (DM DPD)** adopted in August 2015.
- d) Growth Triangle Area Action Plan adopted 2016. This is not applicable to the Buxton with Lamas neighbourhood plan area.
- e) **The Core Strategy and Minerals and Waste Development Management Policies Document 2011 to 2026** (adopted 2011)
- f) **Minerals Site Specific Allocations Development Plan Document** (adopted 2013 with amendments adopted December 2017). National planning policy guidance provides a definition of what is meant by 'general conformity':

"When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy
- the rationale for the approach taken in the draft neighbourhood plan or order and the evidence to justify that approach."

Paragraph: 074 Reference ID: 41-074-20140306

Revision date: 06 03 2014

5.2 Joint Core Strategy (adopted March 2011, amendments adopted January 2014)

5.2.1 The Joint Core Strategy includes an overall spatial vision for Broadland, Norwich and South Norfolk. This stipulates at least 36,830 new homes to be built and 27,000 new jobs to be created during the plan period.

5.2.2 The Joint Core Strategy identifies a plan area wide settlement hierarchy comprising:

- a) Norwich Urban Area
- b) Main Towns (Aylsham, Diss, Harleston and Wymondham) as the area's main towns and to take on additional residential growth, town centre growth and growth in employment areas.
- c) Ten Key Service Centres (Reepham, Long Stratton, Hethersett, Wroxham, Blofield, Brundall, Acle, Loddon/Chedgrave, Poringland, and Hingham)
- d) Service Villages
- e) Linked Service Villages

- 5.2.3 As part of this, the strategy identifies large scale growth to take place in the expanded communities of Easton/Costessey, Cringleford, Hethersett, Long Stratton and Wymondham. The strategy also identifies the Main Towns, Key Service Centres and Service Villages to be focal points for communities to have better access to quality jobs, healthcare, education and community facilities and shops.
- 5.2.4 Policy 15 in the Joint Core Strategy 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”*.
- 5.2.5 Other areas in Buxton with Lamas parish are covered by Policy 17 in the Joint Core Strategy called Smaller rural communities and the countryside. Policy 17 restricts development to 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.
- 5.2.6 The Joint Core Strategy includes a range of further strategic policies which would apply to planning applications coming forward in Buxton with Lamas parish e.g., Policy 1: *Addressing climate change and protecting environmental assets* and Policy 2: *Promoting good design*

5.3 The Site Allocations DPD (SA DPD) adopted May 2016

- 5.3.1 This Site Allocations DPD defines a settlement boundary around the village of Buxton and allocates an area of land of approximately 0.7 ha east of Lion Road for residential development to deliver approximately 20 homes.

5.4 The Development Management DPD (DM DPD) adopted in August 2015

- 5.4.1 This includes a range of development management policies. Of specific relevance to Buxton with Lamas neighbourhood plan area are **Policies EN1 – Biodiversity and Habitats** and **EN2 Landscape**.
- 5.4.2 Policy EN1 is linked to two areas of land in the parish identified as county wildlife sites (Ivy Farm Meadow and Woodland along Stakebridge Beck and King’s Beck) on the DM DPD Policies Map. The policy requires development proposals to protect and enhance these areas, avoid fragmentation of habitats and support the delivery of a co-ordinated green infrastructure network throughout the district.
- 5.4.3 Policy EN2 is linked to five green spaces, one historic park/garden (Dudwick Park to the west of Buxton) and one conservation area which are identified on the DM DPD Policies Map. Policy EN2 requires development proposals to consider any impact upon and to seek to protect and enhance historic parks, green spaces and conservation areas.

5.5 County Council Minerals and Waste Planning documents.

- 5.5.1 The planning for minerals extraction and waste management is the responsibility of Norfolk County Council. Whilst the planning for waste and minerals lies outside the scope of neighbourhood plans, it is important neighbourhood plans consider any existing policies or site allocations in these strategic documents.
- 5.5.2 Of relevance to Buxton with Lamas is that there is an existing mineral extraction site in the south of the parish at Mayton Wood. The adopted Minerals Site Specific Allocations Development Plan Document (adopted 2013 with amendments adopted December 2017) includes Policy MIN 37 – Land at Mayton Wood. This policy allocates an area of land (23.5 hectares) in both Frettenham parish and Buxton with Lamas parish as a sand and gravel extraction site with the resource estimated at 1,450,000 tonnes. The site is adjacent to an existing mineral extraction site at Mayton Wood.
- 5.5.3 Linked with Policy MIN 37 in the Minerals SA DPD, there is a Policy, WAS 68 in the adopted Waste Site Specific Allocations Development Plan Document. This policy allocates the same area of land for inert landfilling for the duration of the mineral extraction.

5.6 Emerging Local Plan

- 5.6.1 Together with South Norfolk Council and Norwich, Broadland District Council are currently preparing the Greater Norwich Local Plan (GNLP). In Broadland District, the GNLP will supersede the Joint Core Strategy (adopted March 2011, amendments adopted January 2014) and the Broadland SA DPD. The GNLP is at an advanced stage. As part of the examination process Main Modifications were published for consultation for a period of 6 weeks on 25 October 2023.
- 5.6.2 Adoption of the Greater Norwich Local Plan is expected soon.
- 5.6.3 The GNLP provides a strategy for the pattern and scale of development to meet the needs in Greater Norwich from 2018 to 2038. It provides for 45,041¹ new homes which includes 34,668² new homes that are committed (subject to a site allocation in an adopted plan e.g., such as the site on land east of Lion Road in Buxton) and/or which have planning consents.
- 5.6.4 As with the adopted Core Strategy, the GNLP also includes a settlement hierarchy comprising a) the Norwich Urban area b) the Main Towns c) the Key Service Centres d) Village clusters
- 5.6.5 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.

¹ As per October 2023 main modifications consultation

² Ibid.

- 5.6.6 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 GNLP0297 allocates a new site on land east of Aylsham Road for the development of 40 new homes.
- 5.6.7 **Policy 7.5 Self build and custom build windfall housing development outside defined settlement boundaries³** in the GNLP 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
- 5.6.8 The policy is clear that the operation of the policy will not be considered to extend the defined settlement boundary (to avoid incremental sprawl).

The conformity assessment

- 5.6.9 Tables 6 to 9 provide brief assessments of the relevance of the Local Plan policies to the BwLNP and considers whether the NP policies are in general conformity with these policies. As the emerging Greater Norwich Local Plan is at a very advanced stage it has been included in this assessment – see Table 9 for full assessment.
- 5.6.10 Several BwLNP policies are found, in line with accepted practice, to provide an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining the strategic policy. This applies as follows:

Broadland DM DPD:

1. Policy GC4: Design. Policy BUX 4: *Development and design* provides a Buxton with Lamas specific design policy that adds to Policy GC4.
2. Policy EN1: Biodiversity and Habitats. Policy BUX 12: *Protecting sites of biodiversity value* and Policy BUX 13: *Delivering biodiversity net gain* provides a Buxton with Lamas specific context, adding value to and in general conformity with Policy EN1.
3. Policy EN4: Pollution. Policy BUX 23: *Bure Valley Business Centre* includes a clause on contaminated land that is in general conformity with this policy.
4. Policy CSU1: Additional community facilities. Policy BUX 24: *Buxton with Lamas community infrastructure priorities* adds context by specifying the types of community facilities being sought.

Emerging Greater Norwich Local Plan (including main modifications October 2023):

1. Policy 2: Sustainable Communities. The BwLNP provides an additional level of detail through.
 - Policy BUX 4: Development and design, which is linked to parish level Design Guidance and Codes

³ As per modifications consultation in October 2023. The policy differs from the policy at the submission stage of the GNLP

- Policy BUX 17: Delivering sustainable design
 - Policy BUX 14: Protecting water quality and managing surface water responsibly
2. Policy 3: The Built and Historic Environment. The BwLNP provides an additional level of detail through:
 - Policy BUX 6: Protecting and enhancing landscape character
 - Policy BUX 8: Views to be protected
 - Policy BUX 9: Lammas, Little Hautbois and Badersfield areas of separation
 - Policy BUX 11: Conserving and enhancing our heritage assets
 - Policy BUX 12: Protecting sites of biodiversity value
 - Policy BUX 13: Delivering biodiversity net gain
 3. Policy GNLP0297: Land east of Aylsham Road. The BwLNP provides an additional level of detail through:
 - Policy BUX 4: Development and design
 - Policy BUX 5: Protecting residential amenity
 - Policy BUX 6: Protecting and enhancing landscape character
 - Policy BUX 8: Views to be protected
 - Policy BUX 10: Recognising and protecting our dark skies

5.6.11 Two areas of tension have been found:

Broadland DM DPD Policy CSU5 and Policy BUX 14: Protecting water quality and managing surface water responsibly. The BwLNP is found to be in general conformity although some differences are identified. Policy CSU5 requires all development proposals involving new build, extensions and additional areas of hard surfacing to ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk, particularly within the critical drainage catchments and other areas at risk of significant risk of flooding as identified by the LLFA. Policy BUX 14 takes an approach that applies to major development proposals AND other development proposals that introduce more vulnerable uses into any area at risk of fluvial flood risk, surface water flood risk and ground water flood risk. The policy does not rely on areas identified by the LLFA but instead refers back to flood risk maps that are available to view.

Emerging Greater Norwich Local Plan Policy 2: Sustainable Communities and Policy BUX 17: Delivering sustainable design. Here, Policy BUX 17 is more specific with respect to achieving low and zero carbon ready buildings and extends the requirement for a sustainability statement to be provided with all proposals and does not limit it to major development. This is to ensure the development achieves the low energy consumption that Policy 2 in the Joint Core Strategy is requiring. The approach in Policy BUX 17 is in general conformity with the emerging GNLP.

Table 6: Assessment of conformity of the BwLNP with Core Strategy (noting it is expected to be superseded by the GNLN soon)

Adopted Joint Core Strategy	Description (if considered relevant to neighbourhood plan area)	Comment regarding general conformity
Policy 1: Addressing Climate Change and Protecting Environmental Assets	<p>The policy requires the following:</p> <ul style="list-style-type: none"> - 'To address climate change and promote sustainability, all development will be located and designed to use resources efficiently, minimise greenhouse gas emissions and be adapted to a changing climate and more extreme weather.' - 'The environmental assets of the area will be protected, maintained, restored and enhanced and the benefits for residents and visitors improved.' - 'The built environment, heritage assets, and the wider historic environment will be conserved and enhanced through the protection of buildings and structures which contribute to their surroundings, the protection of their settings, the encouragement of high-quality maintenance and repair and the enhancement of public spaces.' 	Policy BUX 17: <i>Delivering sustainable design</i> is in general conformity although it is more up to date, reflecting national objective for UK to achieve net zero carbon by 2050.
Policy 2: Promoting Good Design	<p>This policy establishes some broad principles to be followed including that development will be designed to the highest possible standards and that development will respect local distinctiveness.</p> <p>A part of this, the policy states all schemes over 10 units or more will be evaluated against the Building for Life criteria published by CABI (or any successor to this standard), achieving at least 14 points (silver standard).</p>	Policy BUX 4: <i>Development and design</i> provides a parish specific approach to design, informed by the Buxton Design Guidance and Codes. Building for life criteria in Policy 2 has been updated through Building for a Healthy Life.
Policy 3: Energy and Water	Sets standards in relation to water and energy efficiency	Policy BUX 17: <i>Delivering sustainable design</i> is in general conformity although it is more up to date, reflecting national objective for UK to achieve net zero carbon by 2050. It is noted the water

Adopted Joint Core Strategy	Description (if considered relevant to neighbourhood plan area)	Comment regarding general conformity
		efficiency requirements set out in Policy 3 is due to be updated by Greater Norwich Joint Local Plan.
Policy 4: Housing Mix	<p>This policy establishes that housing proposals will be required to contribute to the mix of housing required to provide balanced communities and meet the needs of the area, as set out in the most up to date study of housing need and/or Housing Market Assessment. It also requires provision of affordable housing on all site for 5 or more dwellings (or 0.2 hectares or more). The tenure mix to be based on up to date study of housing need. At time of writing the following targets in place:</p> <ul style="list-style-type: none"> - on sites for 5-9 dwellings (or 0.2 – 0.4 ha), 20% with tenure to be agreed on a site by site basis (numbers rounded, upwards from 0.5) - on sites for 10-15 dwellings (or 0.4 – 0.6 ha), 30% with tenure to be agreed on a site by site basis (numbers rounded, upwards from 0.5) - on sites for 16 dwellings or more (or over .6 ha) 33% with approximate 85% social rented and 15% intermediate tenures (numbers rounded, upwards from 0.5). <p>The policy also allows for sites that would not normally be released for housing to be considered that specifically met and identified local need for affordable homes subject to the homes being made available in perpetuity for this purpose. Note: 2021 Ministerial Statement on First Homes will require 25% of affordable housing to be First Homes https://www.gov.uk/guidance/first-homes</p>	Policy will apply alongside the neighbourhood plan (until the Joint Core Strategy is superseded by the Greater Norwich Local Plan). No conformity issues.
Policy 5: The Economy	Provides key principles and states the local economy will be developed in a sustainable way to support jobs and economic growth both in urban and rural locations.	Policy will apply alongside the neighbourhood plan (until the Joint Core Strategy is superseded by the Greater Norwich Local Plan). No conformity issues.
Policy 6: Access and Transportation	A policy setting the agenda for strategic transport infrastructure.	Policy will apply alongside the neighbourhood plan

Adopted Joint Core Strategy	Description (if considered relevant to neighbourhood plan area)	Comment regarding general conformity
		(until the Joint Core Strategy is superseded by the Greater Norwich Local Plan). No conformity issues.
Policy 7: Supporting Communities	States that all development will be expected to maintain or enhance the quality of life and the well-being of communities and will promote equality and diversity and protect and strengthen community cohesion.	Policy will apply alongside the neighbourhood plan (until the Joint Core Strategy is superseded by the Greater Norwich Local Plan). No conformity issues.
Policy 8: Culture, leisure and entertainment	Emphasises the importance of protecting existing uses which provide culture, leisure and entertainment and promotes additional uses.	Policy will apply alongside the neighbourhood plan (until the Joint Core Strategy is superseded by the Greater Norwich Local Plan). No conformity issues.
Policy 9: Strategy for growth in the Norwich Policy Area	Not applicable	
Policy 10: Locations for major new or expanded communities in the Norwich Policy Area	Not applicable	
Policies 11 (Norwich City Centre), 12 (the remainder of the Norwich urban area including the fringe parishes), 13 (Main towns)	Not applicable	
Policy 14: Key Service Centres	Not applicable	

Adopted Joint Core Strategy	Description (if considered relevant to neighbourhood plan area)	Comment regarding general conformity
Policy 15: Service villages	identifies Buxton as a Service Village where “ <i>land will be allocated for small-scale housing development subject to form and character considerations.</i> ” The policy also encourages “ <i>small-scale employment or service development appropriate to the scale and needs of the village and its immediate surroundings</i> ” and protects “ <i>existing shops and services</i> ”.	Policy BUX 1: A <i>spatial strategy</i> is in general conformity with this policy.
Policy 16: Other villages	Not applicable	
Policy 17: Other smaller rural communities and the countryside	Provides development management approach for countryside areas. Policy 17 restricts development to 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.	Policy BUX 1: A <i>spatial strategy</i> is in general conformity with this policy.
Policy 18: The Broads	Not applicable.	
Policy 19: The Hierarchy of centres	Not applicable	

Table 7: Assessment of conformity of the BwLNP with Broadland Development Management DPD

Broadland DM DPD	Description (if considered relevant to the neighbourhood plan area)	Comment regarding general conformity
Policy GC1 – Presumption in favour of sustainable development	A policy reiterating requirements set out in paragraph 11 of the NPPF	Policy will sit alongside the BwLNP. No conformity issues identified.
Policy GC2 – Location of new development	Supports development within settlement limits 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	Policy will sit alongside the BwLNP. No conformity issues identified..
Policy GC3 – Conversion of buildings outside settlement limits	<p>Policy allows for conversion of buildings for employment and tourist accommodation outside settlement limits. The policy also allows for conversion to residential subject to additional criteria that the proposals will lead to enhancement of the immediate setting.</p> <p>Note: permitted development rights exist to convert some agricultural buildings into residential</p>	Policy BUX 1: A <i>spatial strategy</i> is in general conformity with this policy.
Policy GC4 – Design	<p>Expects the achievement of high standards of design and for significant detrimental impacts to be avoided.</p> <p>Policy provides 10 criteria which proposals should have regard to.</p> <p>Policy encourages schemes to be innovative and reduce reliance on centralised, non-renewable energy sources.</p> <p>Note: paragraph 134 of NPPF 2023 supersedes this policy (by taking a strong stance on proposals needing to reflect local design policies and which applies significant weight to outstanding or innovative designs which promote high levels of sustainability.</p>	Policy BUX 4: <i>Development and design</i> provides a Buxton with Lamas specific design policy that adds to Policy GC4. No conformity issues.
Policy GC5 – Renewable Energy	A policy encouraging renewable energy where impacts are acceptable.	Policy will apply alongside the neighbourhood plan. Policy BUX 1: A <i>spatial strategy</i> (last clause) is in general conformity.
Policy EN1 – Biodiversity and Habitats	Expects development proposals to protect and enhance biodiversity of the district, avoid fragmentation of habitats and support the delivery of a coordinated green infrastructure.	Policy BUX 12: <i>Protecting sites of biodiversity value</i> and Policy BUX 13:

Broadland DM DPD	Description (if considered relevant to the neighbourhood plan area)	Comment regarding general conformity
	<p>The policy is linked to the policy map which identifies important areas for habitat across the district Note: Policy map includes 2 county wildlife sites in Buxton w Lamas parish.</p>	<p><i>Delivering Biodiversity Net Gain</i> provides a Buxton with Lamas specific context, adding value to and in general conformity with Policy EN1.</p>
Policy EN2 – Landscape	<p>The policy requires proposals to have regard to the Landscape Character Assessment SPD and to consider, protect and enhance i) gaps between settlements ii) visually sensitive skylines, hillsides and valley sides and important views iii) nocturnal character iv) conservation areas v) scheduled ancient monuments, vi) historic parks and gardens and vii) green spaces.</p> <p>The policy is linked to the policy map which identifies land falling into the seven above categories. Note: Policy map includes conservation area, scheduled ancient monument, historic park and garden and green spaces in the Buxton w Lamas parish.</p>	<p>The following BwLNP policies add Buxton with Lamas specific context to Policy EN2 in the Broadland DM DPD:</p> <ul style="list-style-type: none"> • BUX 6: Protecting and enhancing landscape character • BUX 8: Views to be protected • BUX 9 Lammas, Little Hautbois and Badersfield areas of separation • BUX 15: Protecting and enhancing our valued water meadow landscape <p>No conformity issues.</p>
Policy EN3 – Green Infrastructure	<p>The policy expects development proposals to maximise opportunities for the creation of a well-managed network of wildlife habitats. Residential development of 5 dwellings or more will be expected to provide 4 ha of informal open space per 1,000 population and at least 0.16 ha of allotments per 1,000 population. Note: The adopted and emerging site allocation will need to meet these open space standards.</p>	<p>Policy will apply alongside the BwLNP. No conformity issues found.</p>

Broadland DM DPD	Description (if considered relevant to the neighbourhood plan area)	Comment regarding general conformity
Policy EN4 – Pollution	This policy requires development proposals to include an assessment of potential pollution. The policy only permits development where there will be no significant adverse impact upon amenity, human health or natural environment. Note: only refusing development where there is no significant adverse impact on natural environment probably not in line with HRA legislation which applies a much lower bar to European sites.	Policy will apply alongside the BwLNP. Policy BUX 23: <i>Bure Valley Business Centre</i> includes a clause on contaminated land that is in general conformity with this policy.
Policy H1 – Dwellings connected with rural enterprises.	The policy allows for new dwellings outside settlement limits where the dwelling is associated with a rural enterprise.	Policy BUX 1: <i>A spatial strategy</i> is in general conformity with this policy.
Policy H2 – Removal of occupancy conditions	A policy requiring such proposals to demonstrate why an occupancy condition is no longer applicable.	Policy will apply alongside the BwLNP.
Policy H3 – Replacement dwellings outside settlement limits	Policy allows for replacement dwellings outside settlement limits	Policy BUX 1: <i>A spatial strategy</i> is in general conformity with this policy.
Policy H4 – Change of use of a dwelling	A policy allowing for a change of use from dwelling to other uses subject to criteria.	Policy will apply alongside the BwLNP.
Policy H5 – Residential institutions	A policy applicable to applications for residential institutions.	Policy will apply alongside the BwLNP.
Policy H6 – Sites for Gypsies and Travellers	A policy allowing permanent gypsy and traveller accommodation outside settlement limits subject to criteria.	Policy will apply alongside the BwLNP.
Policy E1 – Existing strategic employment sites.	A policy safeguarding existing strategic employment sites. The policy is linked to proposals map. No sites in Buxton w Lamas parish	Not applicable.
Policy E2 – Retention of employment sites	A policy applicable to sites within the settlement boundary which are in employment use. The policy provides a framework for considering changes and loss of employment use. Note: The Use Classes Order and General Permitted Development Order has since been changed. This now allows for any use in Class “E” (which includes non-industrial commercial, business and service use) to C3 (residential) without needing planning consent.	Policy will apply alongside the BwLNP.

Broadland DM DPD	Description (if considered relevant to the neighbourhood plan area)	Comment regarding general conformity
Policy E3 – Tourist Accommodation	This policy allows for new tourist accommodation outside settlement limits subject to criteria.	Policy BUX 1: <i>A spatial strategy</i> is in general conformity with this policy.
Policy R1 – District, Commercial and Local Centres	Not applicable to plan area.	Not applicable
Policy R2 – Sprowston and Sweetbriar retail parks	Not applicable to plan area.	Not applicable
Policy RL1 – Provision of formal recreation space	This policy requires proposals consisting of 5 dwellings or more to make provision for recreation at 1.68 ha per 1,000 population and children’s play space for 0.34 ha per 1,000 population Will apply to sites adopted and emerging site allocations.	Policy will apply alongside the BwLNP.
Policy TS1 – Protection of land for Transport Improvements	A strategic policy safeguarding land that is required for the transport network.	Policy will apply alongside the BwLNP.
Policy TS2 – Travel Plans and Transport Assessments	Requires a Transport Assessment and/or Travel Plan for major developments or where a particular need is identified.	Policy will apply alongside the BwLNP.
Policy TS3 – Highway safety	Does not allow development that would have a significant impact on the highway network.	Policy will apply alongside the BwLNP. Policy BUX 22: <i>Maintaining and mitigating adverse impacts of increased traffic movements on the parish environment</i> provides a parish specific approach but is in general conformity with Policy TS3.
Policy TS4 – Parking guidelines	A policy requiring appropriate parking and manoeuvring space.	Policy will apply alongside the BwLNP. Policy 22: <i>Support for rural businesses</i> and Policy BUX 7: <i>Protecting residential gardens from inappropriate development</i>

Broadland DM DPD	Description (if considered relevant to the neighbourhood plan area)	Comment regarding general conformity
		requires proposals to be provided with adequate off street parking provision and refers to Norfolk County Council guidelines, thereby providing a more up to date position than the Development Management DPD.
Policy TS5 – Airport development	Not applicable	
Policy TS6 – Public safety zone	Not applicable	
Policy CSU1 – Additional community facilities	A policy supporting new facilities in settlement boundaries and outside subject to impacts and identification of need	Policy BUX 1: <i>A spatial strategy</i> is in general conformity with this policy. Policy BUX 23: <i>Bure Valley Business Centre</i> also supports community uses. Policy BUX 24: <i>Buxton with Lamas community infrastructure priorities</i> adds context by specifying the types of community facilities being sought.
Policy CSU2 – Loss of community facilities or local services	A policy resisting the loss of community facilities or local services	Policy will apply alongside the BwLNP. No conformity issues
Policy CSU3 – Provision of community facilities or local services within large-scale residential development	Not applicable as large scale development unlikely in the parish.	Not applicable.
Policy CSU4 – Provision of waste collection and recycling facilities within major development	Requires provision to be made for waste collection and recycling facilities Note: policy appears out of date and not in keeping with Building for a Healthy Life/National Design Guide etc	Policy BUX 4: <i>Development and design</i> , links in with the Buxton with Lamas Design

Broadland DM DPD	Description (if considered relevant to the neighbourhood plan area)	Comment regarding general conformity
	Will apply to adopted and emerging site allocation sin the parish.	Guidance and Codes and that document includes Design Code EE 07 Waste Storage and Servicing, providing a more bespoke requirement at parish level. No conformity issues.
Policy CSU5 – Surface water drainage	A policy setting out the required approach for management of surface water on all development sites	Policy BUX 14: <i>Protecting water quality and managing surface water responsibly</i> is in broad conformity with Policy CSU5 although there are some differences: Policy CSU5 requires all development proposals involving new build, extensions and additional areas of hard surfacing to ensure that adequate and appropriate consideration has been given to mitigating surface water flood risk, particularly within the critical drainage catchments and other areas at risk of significant risk of flooding as identified by the LLFA. Policy BUX 14 takes an approach that applies to major development proposals AND other development

Broadland DM DPD	Description (if considered relevant to the neighbourhood plan area)	Comment regarding general conformity
		proposals that introduce more vulnerable uses into any area at risk of fluvial flood risk, surface water flood risk and ground water flood risk. The policy does not rely on areas identified by the LLFA but instead refers to flood risk maps that are available for all to view.

Table 8: Assessment of conformity of the BwLNP with Broadland Site Allocations DPD (noting it is expected to be superseded by the GNLP soon)

Broadland SA DPD	Description (if considered relevant to NP area)	Comment regarding general conformity
Bux 1	Allocates land east of Lion Road (0.7 ha) for residential development for approximately 20 homes. See Appendix for detail.	The BwLNP includes provision for this site.

Table 9: Assessment of conformity of the BwLNP with the emerging Greater Norwich Local Plan including proposed modifications October 2023

Emerging GNLP including proposed main modifications Oct 2023	Description (if considered relevant to Buxton with Lamas parish)	Comment regarding general conformity
Policy 1: Sustainable Growth Strategy	<p>Provides the strategic spatial strategy for delivering 45,041 homes between 2018 to 2038 and establishes the settlement hierarchy of four levels 1) Norwich urban area 2) Main towns 3) key service centres 4) village clusters.</p> <p>States 3,883 new dwellings to be delivered across all village clusters 2018 to 2038.</p> <p>Note: Buxton w Lamas is a village cluster</p>	Policy will sit alongside the BwLNP. No conformity issues
Policy 2: Sustainable Communities	<p>Provides 10 criteria that development proposals are required to meet relating to access to services, delivery of new and changing technologies, green infrastructure, densities (minimum of 25 dwellings per hectare in areas other than in Norwich), respecting, create beautiful, well-designed places and buildings, having regard to local design guidance, water efficiency, energy efficiency, sustainable movement, safe communities, avoiding risks of unacceptable pollution, avoiding in appropriate development in areas at risk of flooding,</p> <p>The policy requires all major development to be accompanied by a Sustainability Statement, master planning on larger sites (200 plus), delivery plans for sites 100 dwellings plus,</p>	<p>Buxton NP is in general conformity and provides an additional level of detail specific to the parish with respect to</p> <ul style="list-style-type: none"> • Policy BUX 4: Development and design, which linked to parish level Design Guidance and Codes • Policy BUX 17: Delivering sustainable design • Policy BUX 14: Protecting water quality and managing surface water responsibly <p>Policy BUX 17 is more specific with respect to achieving low and zero carbon ready buildings and</p>

Emerging GNLP including proposed main modifications Oct 2023	Description (if considered relevant to Buxton with Lamas parish)	Comment regarding general conformity
		<p>extends the requirement for a sustainability statement to be provided with all proposals and does not limit it to major development. This is to ensure the development achieves the low energy consumption that Policy 2 in the Joint Core Strategy is requiring.</p>
<p>Policy 3: The Built and Historic Environment</p>	<p>A strategic policy covering the heritage assets and the natural environment. As part of latter, the policy requires 10% net gain in biodiversity.</p>	<p>The BwLNP is in general conformity and provides an additional level of detail specific to the parish with respect to</p> <ul style="list-style-type: none"> - Policy BUX 6: Protecting and enhancing landscape character - Policy BUX 8: Views to be protected - Policy BUX 9: Lammas, Little Hautbois and Badersfield areas of separation - Policy BUX 11: Conserving and enhancing our heritage assets

Emerging GNLP including proposed main modifications Oct 2023	Description (if considered relevant to Buxton with Lamas parish)	Comment regarding general conformity
		<ul style="list-style-type: none"> - Policy BUX 12: Protecting sites of biodiversity value - Policy BUX 13: delivering biodiversity net gain
Policy 4: Strategic Infrastructure	Provides the plans for strategic transport infrastructure	Policy will sit alongside the BwLNP. No conformity issues.
Policy 5: Homes	<p>Policy:</p> <ul style="list-style-type: none"> - requires 33% provision of affordable housing on sites (but allows for different levels for site allocations in neighbourhood plans). Requires 10% of affordable homes to be available for home ownership. - supports proposals providing specialist housing options for older peoples' accommodation and others with support needs. - also requires % of plots on proposals of 40 dwellings to provide self/custom build plots - provides a strategy for meeting needs of gypsies and travellers, show people and residential caravans, via allocations and windfall proposals. <p>Policy Note: the 2021 Ministerial statement on First Homes will require 25% of the affordable homes to be delivered as First Homes.</p>	Policy will sit alongside the BwLNP. No conformity issues.
Policy 6: The economy	<p>A high-level policy setting agenda for a range of employment uses including:</p> <ul style="list-style-type: none"> • Small, medium and start up • Tourism, leisure, environmental and cultural <p>Policy identifies strategic employment sites too.</p>	

Emerging GNLP including proposed main modifications Oct 2023	Description (if considered relevant to Buxton with Lamas parish)	Comment regarding general conformity
Policy 7.1: (Norwich urban area and fringe), 7.2 (main towns) and 7.3 (key service centres)	Not applicable	
Policy 7.4: Village Clusters	<p>The policy supports housing development on allocated sites in village clusters, together with infill development within settlement boundaries. Appendix 5 to the GNLP identifies Buxton with Lamas and Brampton as comprising one village cluster and identifies it as suitable for the delivery of 66 dwellings over the plan period.</p> <p>The policy also allows for affordable led development adjacent or well related to settlement boundaries up to 15 units.</p>	
Policy 7.5: Self build and custom build windfall housing development outside defined settlement boundaries	<p>This policy allows for small scale residential development of up to 3 dwellings for self-build and custom build homes for people who meet the eligibility criteria for Part 1 of the district's self-build register and will be permitted:</p> <ul style="list-style-type: none"> - 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 <p>The policy is clear that the operation of the policy will not be considered to extend to defined settlement boundary (to avoid incremental sprawl).</p> <p>Additional criteria apply.</p>	Policy will sit alongside the BwLNP. Policy BUX 1 is in general conformity.
Sites plan		
Policy GNLP0297: Land east of Aylsham Road,	<p>A site allocating identifying land east of Aylsham Road for residential development (approximately 40 homes on 1.68 hectares).</p> <p>Criteria includes:</p> <ul style="list-style-type: none"> - Access will be from Aylsham Road - 30 mph speed limit to be extended to the northern edge of the site - Footway will be required at northeast side of Aylsham Road to connect with existing facility and provide a continuous pedestrian route to the school 	The BwLNP is in general conformity and provides an additional level of detail specific to the parish with respect to <ul style="list-style-type: none"> - Policy BUX 4: Development and design

Emerging GNLP including proposed main modifications Oct 2023	Description (if considered relevant to Buxton with Lamas parish)	Comment regarding general conformity
	<ul style="list-style-type: none"> - Any loss of trees and hedgerows that are necessary to accommodate a visibility splay should be compensated for by a new frontage planting within the site - Noise and vibration issues arising from the railway line to be addressed - Provision of appropriate landscaping to the edges of the site to maintain the rural character of the area 	<ul style="list-style-type: none"> - Policy BUX 5: Protecting residential amenity - Policy BUX 6: Protecting and enhancing landscape character - Policy BUX 8: Views to be protected - Policy BUX 10: Recognising and protecting our dark skies
Policy BUX1: Land east of Lion Road	The plan brings forward the site allocation from the Local Plan albeit the emerging GNLP provides far less detail than in the adopted Plan.	

6 Compatibility with EU Obligations and Legislation

- 6.1** European Union Directive 2001/42/EC requires a Strategic Environmental Assessment (SEA) to be undertaken for certain types of plans or programmes that would have a significant environmental effect. The EU Directive has been transposed into UK legislation through the Environmental Assessment of Plans and Programmes Regulations 2004 (the Regulations). Regulation 9 states that the responsible body (the local planning authority) shall determine whether or not a plan is likely to have a significant effect and that before making such a determination it shall take into account the criteria set out in Schedule 1 of the Regulations and consult the consultation bodies (Natural England, Historic England and the Environment Agency).
- 6.2** In March 2023, an SEA screening report was prepared, which Broadland District Council then shared with the three environmental bodies (Historic England, Natural England and the Environment Agency) for the purpose of consulting them. In this report, it was concluded that the draft neighbourhood plan did not trigger the need for a strategic environmental assessment. All three bodies agreed with the findings.
- 6.3** Broadland District Council issued the SEA determination report in November 2023. This report will be available to view at www.southnorfolkbroadland.gov.uk once the neighbourhood plan has been submitted.

Human Rights and Equalities

- 6.4** The neighbourhood plan has been prepared having regard to the fundamental rights and freedom guaranteed under the European Convention on Human Rights
- 6.5** An assessment has been carried out to assess the potential impacts of the BwLNP in relation to the protected characteristics as identified in the Equality Act 2010. This assessment is shown in Table 10 and shows that the BwLNP is not likely to lead to increased inequalities or discrimination in the plan area.
- 6.6** The assessment finds that the BwLNP policies have neutral impacts on people with protected characteristics apart from Policies BUX 2, 20, 19 and 24, which could have some minor positive effects on children, younger adults and older adults.

Protected Characteristic	Impact	Commentary
Age	+ Positive	<p>Policies BUX 2: <i>Feoffee Cottages site</i> and Policy BUX 3: <i>Affordable housing for local people on rural exception sites</i> could assist with younger adults in the area currently having difficulties with accessing affordable homes.</p> <p>Policy BUX 20: <i>Maintaining and creating well-connected neighbourhoods</i> may also benefit younger people reliant on active travel as a means of getting around the parish, for example to school and back. Older people who no longer drive will also benefit from a safer, more attractive pedestrian environment.</p> <p>Policy BUX 19: <i>Rural lanes</i> may have benefits for older and younger people for the same reasons as Policy BUX 20.</p> <p>Policy BUX 24: <i>Buxton with Lamas community infrastructure priorities</i> is linked to a list of identified community infrastructure shortfalls. The requirement to improve school facilities is identified in this list. If implemented, this will have benefits for primary school aged children.</p>
Disability	Neutral	
Gender Reassignment	Neutral	
Marriage and civil partnership	Neutral	
Pregnancy and maternity	Neutral	
Race	Neutral	
Religion or belief	Neutral	
Sex	Neutral	
Sexual orientation	Neutral	

Table 10: Assessment of the BwLNP against protected characteristics

7 How the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017

- 7.1 The HRA screening report is available to view at www.southnorfolkandbroadland.gov.uk confirms at paragraph 5.8 that a full Habitats Regulations Assessment is not required to support the Buxton with Lamas Neighbourhood Plan.
- 7.2 Natural England was consulted on the HRA screening report in April 2023 and confirmed that it considered that the BwLNP would be unlikely to result in any significant effect to European sites, either alone or in combination, and therefore an appropriate assessment under the Habitats Regulations is not required.
- 7.3 It is concluded that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.