

Croxton, Brettenham & Kilverstone Examiners Report Recommendations**Appendix B**

Reference to issues that were raised at Reg.16 relate to those made by Breckland Council.

Page and Policy / Paragraph No	Examiner's proposed Modification	Consideration of Examiners proposed Modification	Action to be taken
Page 30, Policy JNP1: Housing Design and Materials	<p>In the first paragraph replace 'the relevant settlement' with 'settlement in which it is located'.</p> <p>Combine the second, third and fourth paragraphs of the policy into a single paragraph. In doing so delete 'both within and' (in the second paragraph) and 'help to' (in the third paragraph). In the fourth paragraph delete 'To achieve this'. After 'in the immediate area' add 'in particular.'</p> <p>Replace the final paragraph with: 'New residential development within the identified SUE as shown on Map 1 should deliver high quality design and should be orientated in a way which does not adversely impact on the rural character and appearance of the rural context within which it is located. New residential development within the SUE will be supported which successfully address the design and landscape principles set out in Policies TH20 and 21 in the Thetford Area Action Plan 2009'</p>	Proposed Modification amends policy to focus on new residential outside the strategic urban extension (SUE). Also is consistent with issues that were raised at Reg.16 consultation stage e.g. clarifying which settlement the policy is referring to; having separate design policies for the SUE from the rest of the parish.	Accept recommendation
Page 30, paragraph 4.11	Replace paragraph 4.11 with the following: 'Policy JNP1 provides specific design guidance for development within the wider neighbourhood area. Its latter paragraph refers to the SUE in particular. Policy JNP4 provides further policy guidance on the incorporation of the SUE into its wider rural landscape setting.'	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 33, Policy JNP2: Housing Density	<p>In the first paragraph of the policy delete its second sentence.</p> <p>Replace the second paragraph with the following: 'Within the SUE as shown on Map 1 housing densities should respect the guidelines set out in the Thetford AAP and the indicative density plan accompanying outline planning permission 3PL/2011/0805/O. New residential development within the SUE will be supported where it provides an appropriate transition between the urban part of the</p>	Proposed Modification makes it clearer the approach to be taken towards densities with regards to existing policy and outline planning permission.	Accept recommendation

	SUE and the rural character of the landscape in the neighbourhood area which surround the SUE’.		
Page 33, paragraph 4.12	After the first sentence in paragraph 4.12 insert an additional sentence to read: ‘Policy JNP2 addresses this important matter. Its first paragraph refers to new residential proposals generally within the Plan area. Its second paragraph refers specifically to the SUE.’	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 34, Policy JNP3: Enhancing Village gateways and protecting local landscape character	<p>In the first paragraph of the policy replace ‘surrounding the parishes’ with ‘in the neighbourhood area outside the strategic urban extension of Thetford and the defined settlement boundaries’. Insert full stop after ‘character’.</p> <p>Replace the remainder of this paragraph of the policy with the following: ‘Those parts of the neighbourhood area that include sensitive features typical of the Brecks area will be particularly protected. Developments which adversely impact on the Brecks landscape will not be supported’.</p> <p>Delete the second paragraph of the policy.</p> <p>Reverse the order of the third and fourth paragraphs in the policy.</p> <p>In the third paragraph of the policy:</p> <ul style="list-style-type: none"> • In its first line replace ‘will’ with ‘would’. • In its second line insert a full stop after ‘supported’. • Thereafter delete ‘and’ and start the next sentence as ‘Opportunities...’. • In its fourth line replace ‘be encouraged’ with ‘also be supported’. • In the final sentence replace ‘Care should be taken’ with ‘Development proposals should be designed’. 	Proposed Modification makes it clearer the approach to be taken towards the setting of and entrances to the villages, outside the SUE.	Accept recommendation
Page 35, paragraph 4.14	Include the following additional text at the end of paragraph 4.14: ‘The first part of Policy JNP3 offers particular protection to the distinctive Brecks landscape. It is typically characterised by forests of coniferous woodlands, lines of Scots Pines and open heathland.’	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 38, Policy JNP4: Integrating the	Replace the first three paragraphs of the policy with: The SUE of Thetford, as shown on Map 1, will be supported where it accords with the development principles of the Thetford Area Action Plan	Proposed Modification deletes policy that already exists and provides clarity on the approach to layouts and design.	

Sustainable Urban Extension (SUE)	<p>2012 in general terms, and its density profiles across the site in particular.</p> <p>Replace the first sentence of the fourth paragraph with: 'In particular proposed developments around the rural edges of the SUE will be supported where they:'</p> <p>Delete criterion a)</p> <p>In criterion c) delete 'of' and insert the following at the end 'and make use of appropriate rural treatments such as tree planting, hedgerows, low walls and fences and grassed verges as boundaries for properties or open spaces'.</p> <p>Restructure the fifth paragraph to read: 'Development proposals will be supported where they result in:</p> <ul style="list-style-type: none"> • Inclusive and mixed communities.... existing communities; • Layouts where affordable housing is well integrated with.... local context; and • Opportunities.... formally and informally' 	Also is consistent with issues that were raised at Reg.16 consultation stage e.g. a design policy for the SUE which reflects the role of the SUE as an urban extension to Thetford.	
Page 39, paragraph 4.23 & 4.24	<p>At the end of paragraph 4.23 add: 'The first part of Policy JNP4 requires any reserved matters applications to respect this existing planning context.'</p> <p>At the end of paragraph 4.24 add: 'This is addressed in the second and third parts of Policy JNP4'.</p>	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 40, Policy JNP5: Historic Environment and Character	<p>In the first paragraph of the policy replace 'should take account of' with 'will be supported where they respect'. In its first line remove the first two commas.</p> <p>At the end of the first paragraph add 'as detailed in Appendix A'.</p> <p>Delete the second paragraph of the policy.</p> <p>Delete the third paragraph of the policy.</p>	<p>Proposed Modification strengthens the approach to be taken towards heritage assets.</p> <p>Also is consistent with issues that were raised at Reg.16 consultation stage e.g. delete requirement for all developments within or adjacent to the Croxton Conservation Area to include a Heritage Statement.</p>	Accept recommendation
Page 40, paragraph 4.27	At the end of paragraph 4.27 add 'The Character Assessment work is set out in Appendix A'.	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 40,	Delete the second sentence of paragraph 4.28. Replace it with the	Proposed Modification clarifies the	Accept

paragraph 4.28	following: 'Where the nature of the proposed new development is such that detailed information is necessary to assess its impact on heritage assets a heritage statement should be provided by the applicant to support the proposal. [Insert at this point the deleted second part of the policy from the beginning of its second sentence]. Applicants are encouraged to discuss the need or otherwise for a heritage statement with Breckland District Council. The designated and non-designated heritage assets in the neighbourhood area are set out in Appendix B.'	approach taken by the amended policy.	recommendation
Page 42, Policy JNP6: Natural Environment	<p>Replace the policy with: Development proposals will be supported where it can be demonstrated that they have had regard to the following biodiversity principles:</p> <ul style="list-style-type: none"> • They avoid the loss of trees of high and moderate quality with identifiable arboricultural, landscape or cultural value as well as important hedgerows unless their removal results in an ecological gain and/or an improvement to an identified local green space; • Where a loss of mature trees, hedgerows or other features of ecological importance is unavoidable the proposal should include an on-site replacement features to an equivalent standard; • They would result in the enhancement of the ecological network including the management and support of designated sites and improving habitat connectivity; • Where possible they would result in a biodiversity net gain in the neighbourhood area. 	Proposed Modification replaces the policy to provide a more local and distinctive approach as parts repeated national guidance. Also is consistent with issues that were raised at Reg.16 consultation stage e.g. use 1 st paragraph of policy as supporting text; rewording of policy concerning quality of trees & proposals having a net gain in biodiversity.	Accept recommendation
Page 42, paragraph 4.30	Insert the deleted first paragraph of the policy at the end of paragraph 4.30. Thereafter add: 'Policy JNP6 provides a context within which development proposals can be assessed against a series of conservation and biodiversity principles'.	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation

Page 44, Policy JNP7: Transport and Highways Safety	<p>Delete the first, fourth and fifth paragraphs of the policy.</p> <p>Replace the second and third paragraphs of the policy with the following: 'Subject to other policies in this Plan development proposals will be supported which include:</p> <ul style="list-style-type: none"> • New footpaths which form part of a coherent network and provide attractive pedestrian accessibility; and/or • Other proposals which would include measures to improve levels of walking and cycling in the neighbourhood area'. 	Proposed Modification deletes parts of the policy that relate to traffic capacity and traffic speeds as it takes a too general approach and is not consistent with national policy and aims to deal with existing issues. Also those concerning pedestrian and cycling facilities and their accessibility are reworded as policy rather than statements.	Accept recommendation
Page 46, Policy JNP8: Community Facilities	<p>In the first part of the policy replace 'permitted' with 'supported'.</p> <p>In the second part of the policy delete its first and second paragraphs.</p> <p>In the third paragraph of the second part of the policy delete its second sentence.</p>	Proposed Modification deletes parts of the policy that relate to process rather than policy and addresses issues that the planning process can't influence.	Accept recommendation
Page 47, paragraph 4.36	At the end of paragraph 4.36 insert the deleted second paragraph of the second part of the policy. In doing so remove 'Community Infrastructure Levy' from its contents.	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 49, Policy JNP9: Employment	<p>In the first paragraph replace 'Existing sites.... Protected and' with: 'Within the Croxton Park Employment Area and the area adjacent to the Thetford Garden Centre in Kilverstone as shown on Map [insert number] proposals for the change of use of buildings in employment use (B1/B2/B8 uses) to non-employment uses will not be supported in circumstances where planning permission is required.'</p> <p>Retain the remainder of the first paragraph as a free-standing paragraph within the modified policy. Replace 'small scale' with 'proportionate'.</p> <p>In the second paragraph delete 'small scale' and replace 'encouraged' with 'supported'. Delete 'especially those.... parishes'.</p>	Proposed Modification provides further and removing reference to small scale as this has not been defined. Also is consistent with issues that were raised at Reg.16 consultation stage e.g. naming the existing sites it applies to	Accept recommendation
Page 49, paragraph 4.44	At the end of paragraph 4.44 add: 'These areas are shown on Map [insert number]	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 50, Policy JNP10: Surface	Delete policy	Proposed Modification repeats national guidance and is disproportionate as	Accept recommendation

Water Drainage and Flood risk		applies to too many forms of development. Also is consistent with issues that were raised at Reg.16 consultation stage e.g. the policy is not necessary and the issue is covered elsewhere in the Development Plan.	
Page 51, paragraphs 4.45-4.46.	Delete paragraphs 4.45-4.46.	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 52, Policy JNP11: Avoiding the coalescence of settlements	<p>Replace the second and third paragraphs of the policy to read: 'The following undeveloped areas between settlements are designated as Identified Protected Areas:</p> <ul style="list-style-type: none"> • [As a) in the third paragraph] • [As b) in the third paragraph] <p>Within the designated Identified Protected Areas proposals for built development will not be supported where they would have a detrimental impact on the predominantly open and undeveloped character of their landscapes or which would contribute towards an erosion in the physical gap between the settlements concerned'.</p> <p>In the fourth paragraph of the policy replace 'in order to' with 'In particular development proposals should'.</p> <p>In the fifth paragraph of the policy replace 'permitted' with 'supported'.</p>	Proposed Modification provides further clarity by focusing the policy on the two identified Protected Areas rather than general countryside.	Accept recommendation
	Revise the boundaries of the Identified Protected Areas to those shown on the map in Appendix A of this report.	The amendments on the maps are to clarify the boundaries of these areas using recognisable features rather than cutting through them. Also consistent with issues that were raised at Reg.16 consultation stage e.g. modify the at least the larger of the two 'areas'. One revised modification has been requested by the Parish Council to the south east side of the Croxton Area.	Accept most all of the examiners recommendations except the boundary south east of Croxton Identified Protected Area.

		This will extend this boundary, which lies north of the A11 and east of Croxton Road, further to the east to the reduce a 'gap' that was created by the examiners modification – see Appendix C Map.	
Page 53, paragraph 4.48	At the end of paragraph 4.48 add the following new supporting text: 'Policy JNP11 reflects these important community considerations in the designation of Identified Protection Areas. Their purpose is to respect the character and identity of the various settlements, to support their predominantly open and undeveloped character and to prevent the coalescence of Thetford with the identified rural settlements.'	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 56, Policy JNP12: Character Appraisal for Croxton	Relocate the fourth paragraph of the policy referring to the Map to the start. Replace the second paragraph with: 'Development proposals in the Croxton Character Area will be supported where they incorporate these important characteristic details in a proportionate fashion within their designs'.	Proposed Modification provides further clarity by re ordering policy and making the policy more self-contained.	Accept recommendation
Page 57, paragraph 4.56 & 4.58	Include the following additional supporting text at the end of paragraph 4.56: Policy JNP12 captures key elements of this work and offers support to schemes which incorporate the same distinctive materials and detailing in their designs. It operates in a complementary fashion to the more general policy JNP1'. Include the following additional supporting text at the end of paragraph 4.58: 'The final part of the policy relates a series of non-designated heritage assets to Policy JNP5'.	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 59, Policy JNP13: Greens, Open Spaces and undeveloped areas	Replace the policy with the following: 'The following areas as shown on Map [insert number] are designated as local green spaces: Croxton Area at entrance to High Tree Close Brettenham Village Green Brettenham School Green Rushford Kilverstone Memorial Green Kilverstone Green hosting village sign	Proposed Modification amends the policy to focus on the planning approach to this designation.	Accept recommendation

	Development will not be supported on land designated as local green space except in very special circumstances'		
	Shown the five designated LGSs on a separate map.	Proposed Modification is consistent with issues raised at Reg. 16 consultation stage e.g. Set out the specific map reference for each of the proposed Local Green Spaces.	Accept recommendation
Page 60, paragraph 4.64	Insert the consultant's appraisal of the five LGSs (in the response to the Clarification Note) at the end of paragraph 4.64 to read: 'The sites were assessed against the criteria 77 of the NPPF as part of the Plan-making process as follows: [Insert consultant's appraisal]	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 62, Policy JNP14: Kilverstone Alms Houses	At the beginning of the first paragraph of the policy insert 'Insofar as planning permission is required' At the end of the first sentence in the first paragraph replace 'encouraged' with 'supported' and replace the remaining sentences with: subject to the following criteria: a) they have regard to the form, scale, massing and materials of the buildings and the character of the area; b) the existing accommodation should be retained; and c) they address opportunities to improve the energy efficiency of the buildings. In the second paragraph replace 'permitted' with 'supported'. Delete 'and that this is.... RICS guidance') In the third paragraph replace 'allowed' with 'supported', insert a semi-colon after criteria a) and a semi-colon followed by 'and' after criterion b). In the fourth paragraph replace 'should not...of part' with 'should take account of the significance'.	Proposed Modification makes some minor formatting and policy wording changes to provide clarity to the policy.	Accept recommendation
Page 63, paragraph 4.68	Insert the following at the end of paragraph 4.68: 'Proposals for the redevelopment of the Alms Houses will be assessed against the	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation

	second part of the policy. Any proposals should be supported by an independent viability assessment prepared in accordance with RICS guidance in place at that time'		
Page 64, Policy JNP15: Character Appraisal for Brettenham and Kilverstone	Relocate the fourth paragraph of the policy to the start of the policy. Replace the second paragraph of the policy with: 'Development proposals in the Brettenham Village, Brettenham West, Rushford and Kilverstone Character Areas will be supported where they incorporate these important characteristic details in a proportionate fashion within their designs'.	Proposed Modification makes some minor formatting and policy wording changes to provide clarity to the policy.	Accept recommendation
Page 65, paragraph 4.71 & 4.2	Include the following additional supporting text at the end of paragraph 4.71: 'Policy JNP15 captures key elements of this work and offers support to schemes which incorporate the same distinctive materials and detailing in their designs. It operates in a complementary fashion to the more general policy JNP1' Include the following additional supporting text at the end of paragraph 4.72: 'The final part of the policy relates a series of non-designated heritage assets to Policy JNP5'	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Page 67, Policy JNP16: Areas for Enhancement in Brettenham and Kilverstone	Delete the first paragraph of the policy In the second paragraph replace 'to the above area' with 'to the disused railway station site in Arlington Way in Brettenham as shown on Map 9b' Delete the third paragraph of the policy	Proposed Modification makes some minor formatting and policy wording changes to provide clarity to the policy.	Accept recommendation
Page 67, paragraph 4.76 & 4.77	In paragraph 4.76 add at the end of the first sentence 'for Brettenham and Kilverstone.' In paragraph 4.77 delete the second sentence.	Proposed Modification clarifies the approach taken by the amended policy.	Accept recommendation
Other matters	Modification of general text (where necessary) to achieve consistency with the modified policies.	Proposed Modification enables general consequential amendments to the plan as a result of Proposed Modifications.	Accept recommendation
	Plan omissions regarding the Consultation Statement		
	The Consultation Statement indicated that some amendments would be made to the Plan in light of some of Brecklands Reg.14		

	comments, but these do not seem to have been included in the submitted version.		
Page and Policy / Paragraph No	Brecklands Reg.14 comment & justification	Parish Council's response	Action to be taken
p26, Objectives, Environment	3rd & 4th Bullet points - It is suggested that the use of ' <i>enhance</i> ' will enable the improvement of views into and out of these gaps. Using of appropriate planning wording is key to its implementation.	As outlined in the Consultation Statement, add ' <i>and enhance</i> ' to the 4th bullet point.	Make change
p44 Policy JNP7, Transport and Highway Safety	7 th para, 1st sentence - usually the objective is to increase ' <i>managed public access</i> '. To ensure the appropriate implementation approach is taken.	Replace ' <i>avoid</i> ' with ' <i>managed</i> '.	Make change
p55, Map 6	Currently there is no reference in the key or on the map which are 'identified protected areas'. Need to clarify the mapping situation.	Make clear on the map which 'identified protected areas' is Area 1 & which is Area 2.	Make change