

# Croxton and Brettenham & Kilverstone Joint Neighbourhood Plan (JNP) 2017-2036



**All Saints Church, Croxton**



**Bridge over Little Ouse River, Rushford**



**Stallion Box, Brettenham**



**Water Trough, Kilverstone**

**November 2018  
Referendum Version**



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## PREFACE

This version of the Joint Neighbourhood Plan for Croxton and Brettenham & Kilverstone (JNP) has been prepared during 2017 by the relevant two Parish Councils. The purpose of the Plan is to provide policies to help guide development within the Neighbourhood Plan area up to 2036.

The Parish Councils have led on the preparation of the draft plan, which reflects the communities' vision and aspirations for the future of the parishes involved.

In order, to create a Plan that represents the needs and aspirations of residents, the Parish Councils have drawn upon several sources, including evidence gathered through the Parish Questionnaire in **March 2015**, an informal 6-week public consultation that took place during **October and November 2016**, a formal Regulation 14 Consultation held between **11<sup>th</sup> August and 29<sup>th</sup> September 2017**, open events and other research and analysis. In addition, local teams of volunteers undertook the Character Appraisal work which has contributed to the formulation of the policies within this document.

The Parish Councils have had regard to Historic England's useful guidance on incorporating heritage into Neighbourhood Plan preparation.

(<https://historicengland.org.uk/advice/planning/planmaking/improve-your-neighbourhood/>). This has helped to inform the production of this document and the accompanying Character Appraisal.

The early iterations of the Plan were the subject of a Screening Determination for Strategic Environmental Assessment. The Screening Opinion suggested some additional wording to policies in respect of potential impacts on protected nature conservation sites. These comments have been taken on board and changes made to the appropriate policies.

Working together the Parish Councils have completed the following stages:

- Initial back ground and Research – 2014-15
- Parish Questionnaire - March 2015 – August 2015
- Analysis of Questionnaire – December 2015
- Character Appraisal Survey Work – August-September 2016
- Informal Consultation - October/November 2016
- REG14 – Consultation 11<sup>th</sup> August -29<sup>th</sup> September 2017
- REG 16 – Consultation 2<sup>nd</sup> February – 16<sup>th</sup> March 2018

In order, to promote the consultation at REG.14, the Parish Councils produced a press

release which was circulated to the Thetford and Brandon Times and an article publicising the consultation appeared in the paper on the 6<sup>th</sup> September 2017 as well as the Eastern Daily Press (EDP) and the EDP website. A wide range of statutory and local consultees were sent an email with details of the consultation dates and links to the 3 websites containing the documents. The Parish Councils also produced posters plus a flyer that was delivered to every household within the Joint Neighbourhood Plan area.

During the informal consultation stage, a drop-in event was held on Saturday 29<sup>th</sup> October 2016, where residents were invited to look at the work undertaken to date and make comments upon it. All comments received as part of the informal consultation exercise in October/November 2016 have been assessed and changes have been made to the Plan.

Further information can be found on the Joint Neighbourhood Plan website:

<http://c-bandkjointplan.norfolkparishes.gov.uk/>

or from the relevant Parish Clerk

[croxtonparish@gmail.com](mailto:croxtonparish@gmail.com) or [clerk@brettenhamandkilverstonepc.co.uk](mailto:clerk@brettenhamandkilverstonepc.co.uk)

The Plan can be viewed at:

<http://c-bandkjointplan.norfolkparishes.gov.uk/>

<http://croxtonpc.norfolkparishes.gov.uk/>

<http://brettenham-and-kilverstonepc.norfolkparishes.gov.uk/>

Hard copies of the documents are available to view at the following locations:

- Breckland Council Offices, Elizabeth House, Walpole Loke, Dereham
- Thetford Public library, Raymond Street, Thetford
- Telephone kiosk, Croxton
- Kilverstone Estate Office, Kilverstone
- Farm Office, Brettenham Manor

All comments received were forwarded to an Independent Examiner appointed to examine the content of the Plan. All comments received are in the public domain.

Many of the policies contained within this document have been underpinned by the Character Appraisal work. The Character Appraisal is intended to be supporting evidence for the JNP policies and they are designed to be read together. The appropriate policies cross reference to the Character Appraisal.

## **Section 1: Introduction**

1.1 The Croxton and Brettenham & Kilverstone Joint Neighbourhood Plan (JNP) will provide the first ever statutory planning policy document specifically for those Parishes.

1.2 Once adopted, it will have the same weight as planning policy documents prepared by Breckland District Council (the Local Planning Authority) and; it is therefore a truly important landmark for these communities. The Plan period runs up to 2036.

1.3 Neighbourhood Plans such as this were made possible by new community powers contained within the 2011 Localism Act. The Localism Act seeks to decentralise policy making to the local level and give more power to communities to shape where they live.

1.4 On a more practical level, higher level planning policy documents such as the Breckland Core Strategy (adopted in 2009), Site Specific Policies and Proposals (2012) and the Thetford Area Action Plan (TAAP), adopted in 2012, cannot feasibly deal with all the issues particular to every town and village across Breckland; whereas Neighbourhood Plans can, by providing additional details which reflect specific local circumstances and conditions.

1.5 The Croxton and Brettenham & Kilverstone Joint Neighbourhood Plan provides a vision for the future of the parishes to 2036; which reflects the intended lifespan of the emerging Breckland Local Plan.

### **Context for this Joint Neighbourhood Plan**

1.6 The Breckland Core Strategy adopted in 2009, made a strategic allocation of 6,500 new dwellings on greenfield land to the north of Thetford. The identified area is immediately adjacent to the built-up area of the town but within the parishes of Croxton, Brettenham and Kilverstone. In addition, the Core Strategy indicated that 5,000 net new jobs would need to be provided over the same time-period i.e. up to 2026. The allocation is to the north and east of the town and has become known as the Sustainable Urban Extension or SUE.

1.7 The Thetford Area Action Plan (TAAP) adopted in 2012, provided further detail on the development to take place in the SUE including, the form of development to take place, overall density, phasing details, identification of the supporting infrastructure that would be required and setting out the design principles to be adhered to. The TAAP also included the revised figure of 5,000 new dwellings for the SUE.

1.8 Unsurprisingly, given the large numbers of new dwellings being talked about and the fact that the new dwellings proposed were outside of the urban parish of

Thetford but inside of the rural parishes of Croxton and Brettenham & Kilverstone, there was considerable concern from the rural residents about the impacts of this large-scale development on their rural areas. How the new development would physically integrate with the existing development was a key concern but equally how the new communities created by the proposed development would integrate with the existing communities – not only the urban community of Thetford but the rural communities.

1.9 The parish councils decided to respond to these concerns by taking positive and proactive action, in an attempt to manage these impacts. They decided to use the new powers and processes available to them under the 2011 Localism Act and prepare a Neighbourhood Plan which could not only influence the development of the SUE but also act as a mechanism to try to ensure the physical and social integration of the SUE with the existing rural communities.

1.10 A Neighbourhood Plan area was designated by Breckland Council in July 2014 that covered the entire parish areas of Croxton, Brettenham and Kilverstone and work began on the Joint Neighbourhood Plan.

1.11 This draft Croxton and Brettenham & Kilverstone Joint Neighbourhood Plan contains policies which any future development in the parishes must take into account. However, it is recognised that the TAAP boundary and the boundary for the JNP overlap – specifically at the SUE allocation. The TAAP also contains a raft of specific policies aimed at guiding the future development and delivery of the SUE. The JNP does not attempt to replicate, reinterpret or conflict with those adopted policies. Indeed, the emerging Breckland Local Plan has indicated that these policies are to be saved and will remain relevant for some time. Instead, where appropriate, the JNP policies will attempt to provide further locally specific detail and context.

1.12 Alongside a vision and objectives, these draft policies have been developed over the last 24 months and the Parish Councils are seeking the views of those who live or work in the parishes and anyone else having an interest in them.

1.13 This document is intended to be relatively short, clearly laid out, and written in a way that is engaging and understandable to people who are not planning experts.

It contains sections as follows:

Life in Croxton and Brettenham & Kilverstone today

A vision for the villages

#### **Area Wide Thematic Policies:**

- Housing Design
- Housing Density
- Enhancing Village Gateways and protecting Local Landscape Character
- Integrating the SUE

- Historic Environment and Character
- Natural Environment
- Transport and Highway Safety
- Community Facilities
- Employment
- Avoiding the coalescence of settlements

**Parish Specific Policies:**

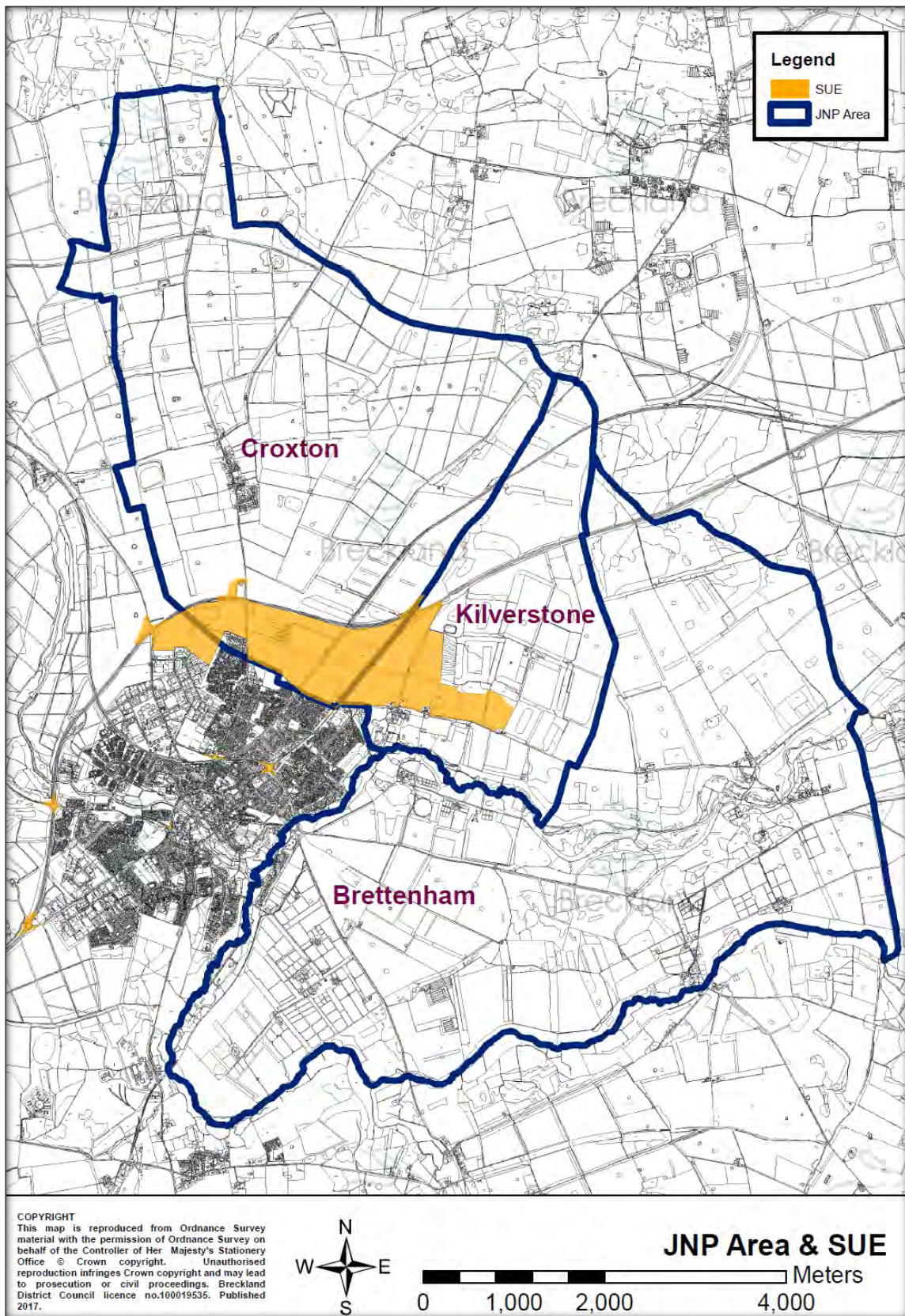
- Croxton
  - Character Appraisal for Croxton
- Croxton, Brettenham & Kilverstone
  - Greens, Open Spaces and undeveloped areas
- Brettenham & Kilverstone
  - Kilverstone Alms Houses
  - Character Appraisal for Brettenham & Kilverstone
  - Areas for enhancement in Brettenham & Kilverstone

**Implementation and Monitoring**

**Appendices**

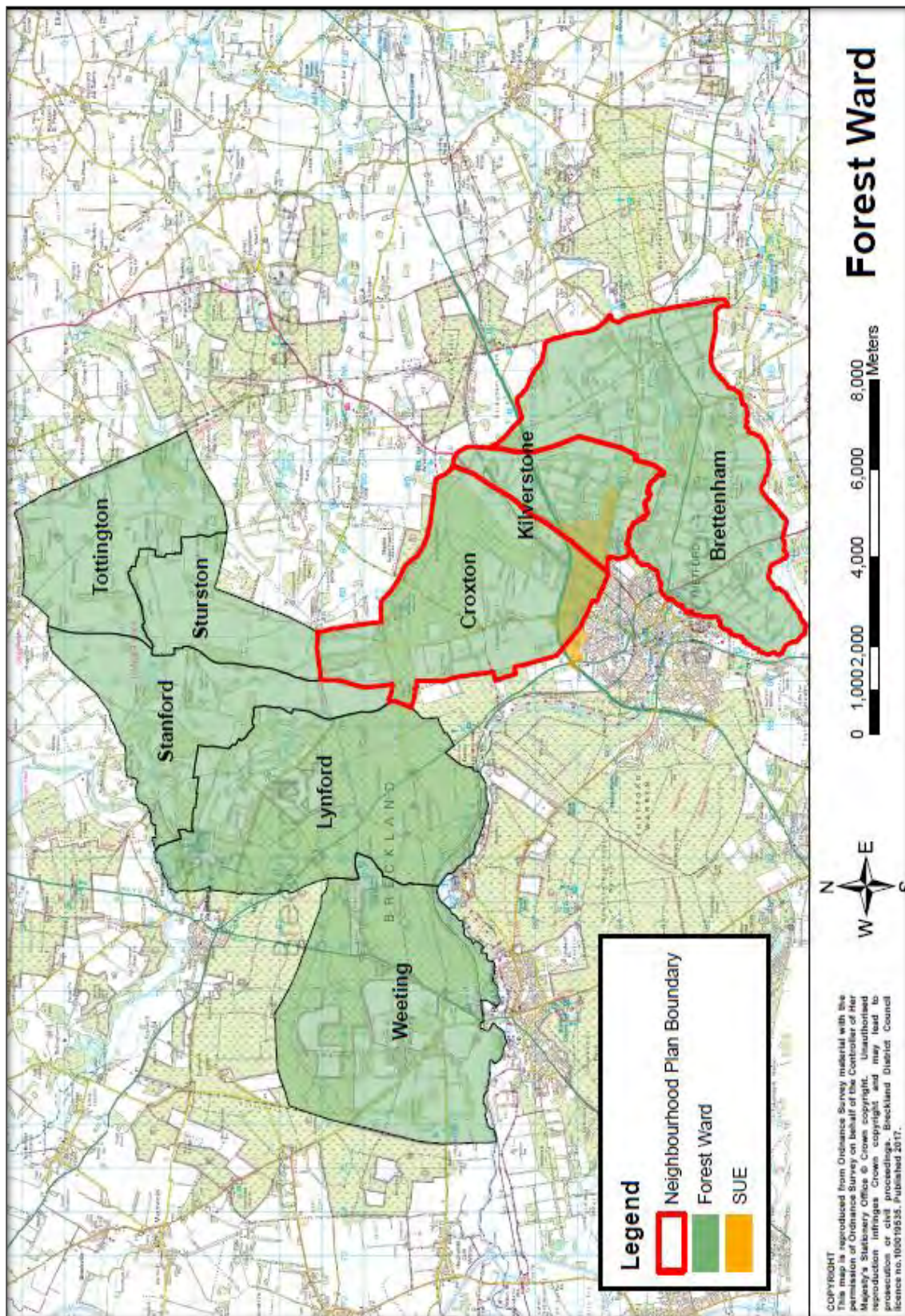


**Map 1: Joint Neighbourhood Plan (JNP) Area and Sustainable Urban Extension**



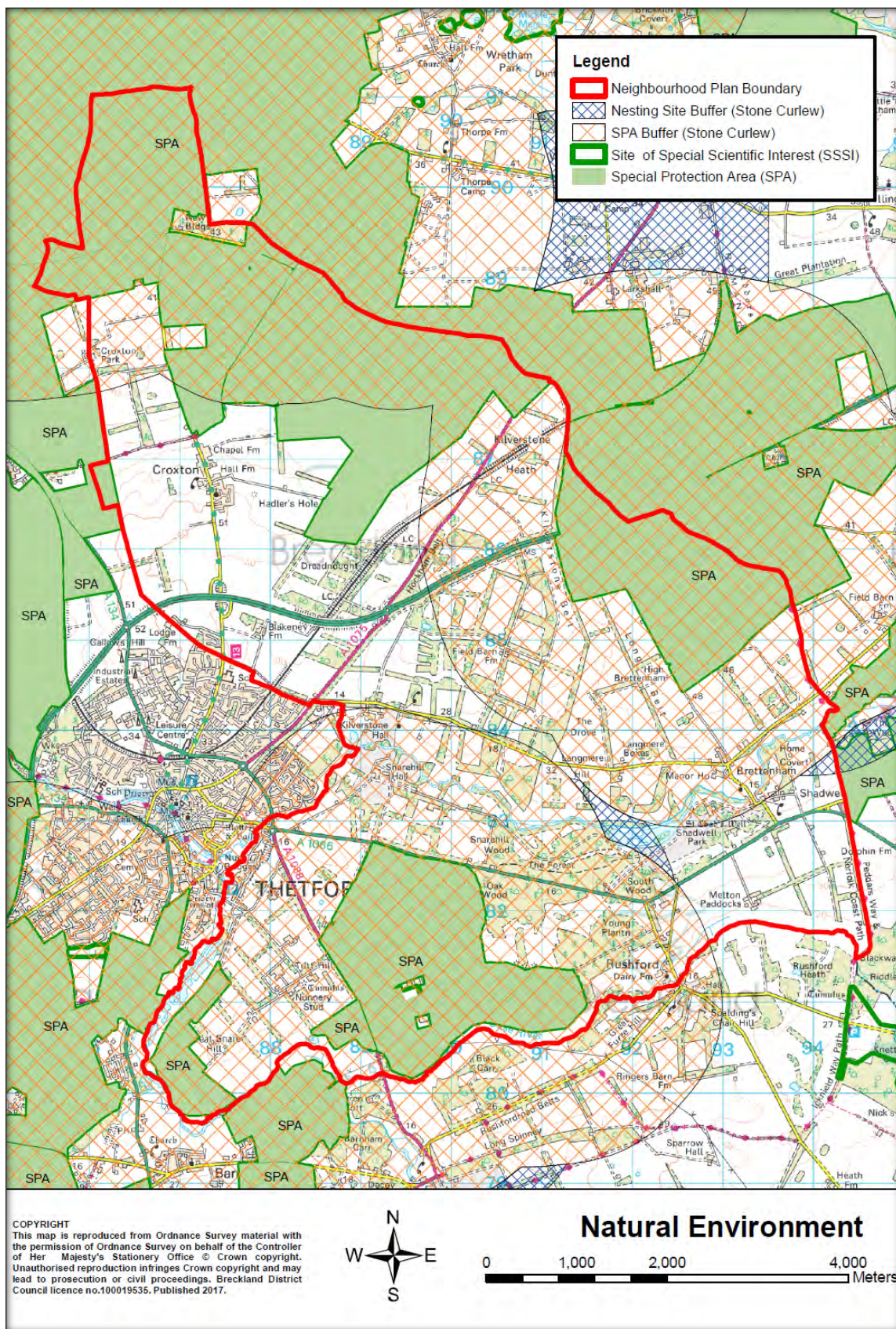


Map 2: Breckland District Council Forest Ward



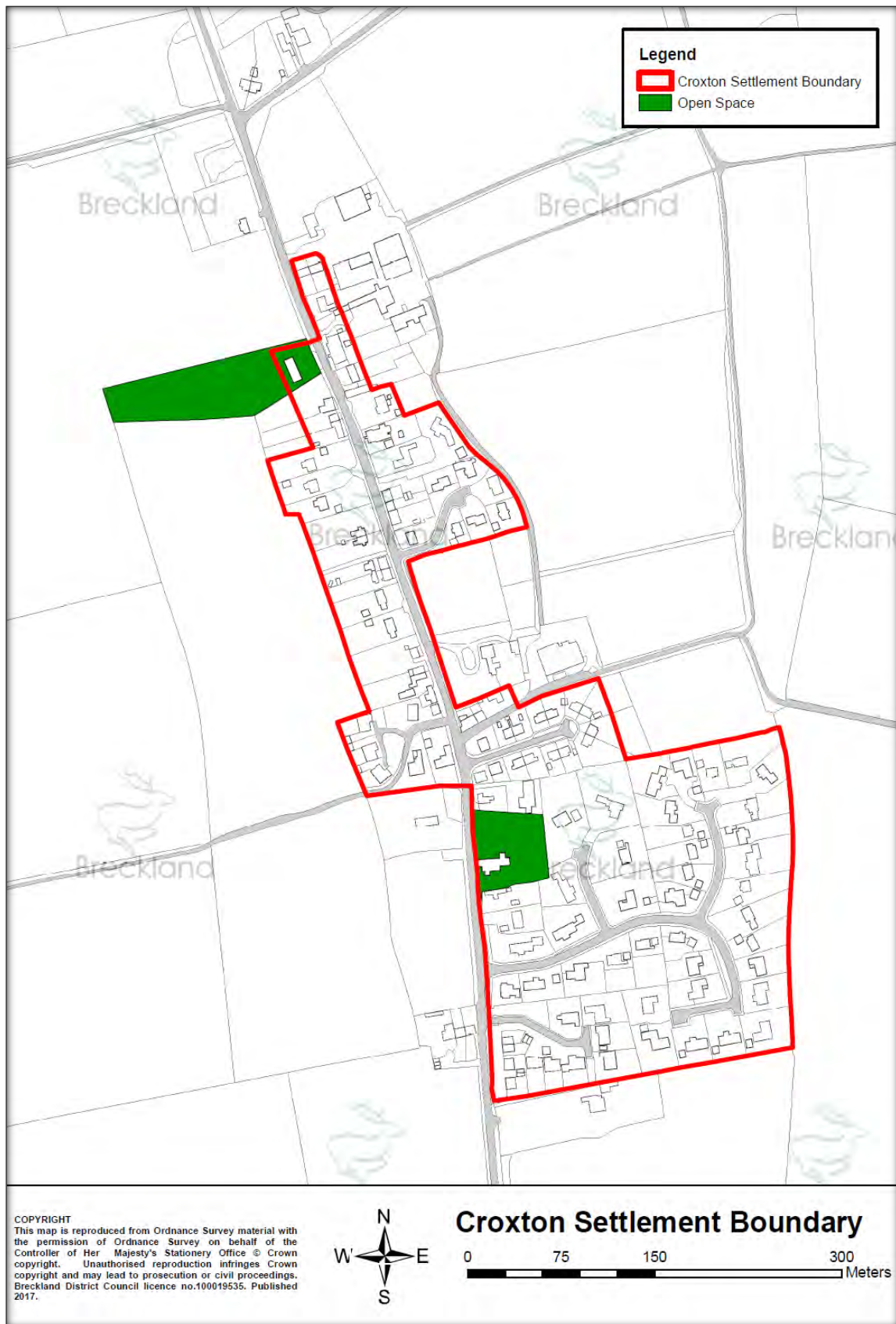


Map 3: Natural Environment

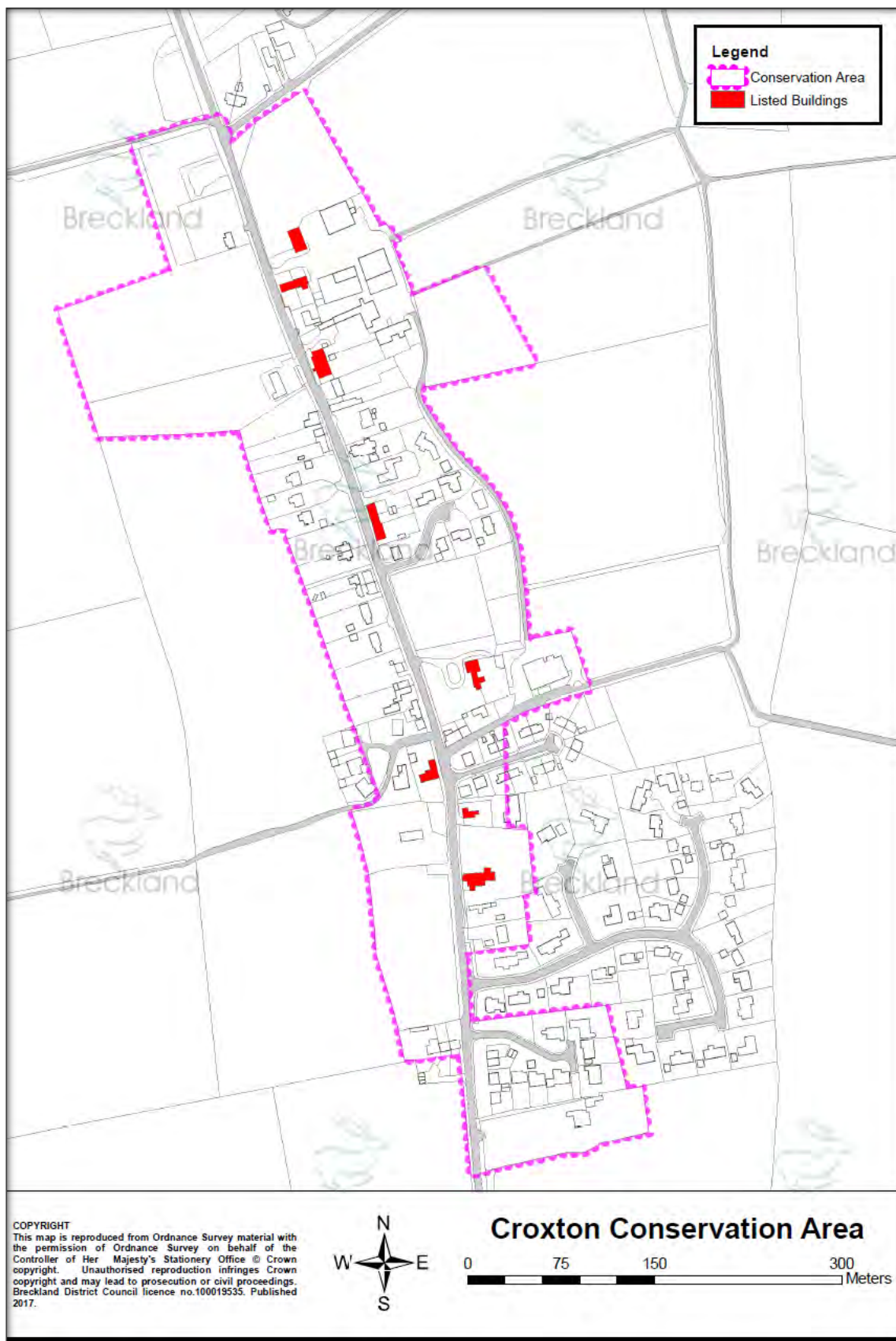




**Map 4: Croxton Settlement Boundary (Breckland Core Strategy Adopted 2009)**



**Map 5: Croxton Conservation Area Designated 1974**



## **Section 2: Life in Croxton and Brettenham & Kilverstone Today**

2.1 The Parishes of Croxton and Brettenham & Kilverstone comprise historic rural Norfolk villages located in the south of the Administrative District of Breckland close to the county boundary with Suffolk. Both are immediately adjacent to the ancient market town of Thetford, the fourth largest town in Norfolk.

2.2 The designated Neighbourhood Plan Area is covered by a single District Council ward – ‘Forest’, two Norfolk County Council divisions – ‘Guiltcross’ and ‘The Brecks’ and two separate dioceses which span two counties, Norwich (Norfolk) and Ipswich and St Edmundsbury (Suffolk).

2.3 Both parishes sit within a national and regionally recognised landscape known as “The Brecks”. The Brecks has one of the most distinctive landscapes in the UK and boasts the best overall climate with low rainfall and hot summers.

2.4 The word “Breck” is medieval, meaning an area of sandy heathland and gorse that was broken up for farmland and then allowed to revert to wilderness once the soil was exhausted. The area comprises vast forests of native coniferous softwood, lines of Scots pines called ‘Deal rows’ some of which are still maintained as true hedges, also patches of classic historic heathland that were formed thousands of years ago by the felling and burning of forests for grazing land, and wide arable fields. Also, unique to the Brecks are the prehistoric pingos (mounds of earth covered ice).



**“Deal rows” are unique to the Brecks.**

2.5 A significant proportion of the Brecks is designated as a European protected site, forming the largest terrestrial protected area in Norfolk. The heathland serves as



an important habitat designated for its suitability to support internationally important bird species, particularly Stone Curlew, Woodlark and Nightjar.

2.6 The site is also designated as a Special Protection Area (SPA) under the European Council's Directive on the Conservation of Wild Birds. The East of England supports 65% of the UK's breeding pairs of stone curlew where most breeding is located within the Brecks. The rich biodiversity of the Brecks is also recognised by many other statutory conservation designations which include four Special Areas of Conservation (SACs), numerous Sites of Special Scientific Interest (SSSI) and National Nature Reserves (NNR), where the latter (NNRs and SSSIs) make up 40% of the total area.

### Croxton

2.7 The parish of Croxton is in south west Norfolk, two miles north of Thetford and its outlook is to the north. Geographically the Parish also lies approximately 15 miles north of Bury St Edmunds and 30 miles south west of Norwich, within the Forest Ward forming part of Breckland District Council area.

2.8 It includes a village surrounded by open farmland and forestry - but with good access to Norwich and Cambridge.

2.9 From the highest point in the village, just above where All Saints church stands, there is a considerable drop in ground level, which map contour lines show to be a drop of around 100 feet within a quarter of a mile, down into the valley.

2.10 The village is a 'linear' settlement that has grown along The Street. In the past this most likely originally grew along what was once a rural route-way north to Frog Hill and north-east via Hereward Way and Wyrley's Belt (both now forming Wretham Road) to Wretham and onward to other towns and villages. The Street has not changed much in the past hundred years and still consists in main of a street with houses on either side - most having large gardens, which have provided infill for house building.



2.11 The parish is largely rural farmland in nature, having two main residential areas. The first is located at Croxton village which has a largely linear historic core with the later addition of three cul de sacs – Earl Warren, All Saints Court, Church Avenue, one larger estate at Harefield Road, and more recently a new development completed in 2016 at High Tree Close, all during the last 40-45 years.

2.12 There is also another residential area at Hill House Lane/Heathlands Drive, which joins the built-up area of Thetford and is physically divorced from the original village by the A11 Trunk Road (Norwich to London) creating two very distinct settlement areas outlined above, in addition to scattered smaller farm/residential locations.

2.13 Croxton village is predominantly defined as a conservation area and has a number of listed buildings and structures, the largest of these being All Saints Church, parts of which experts believe date back to 800 – 900 AD.

2.14 The Conservation Area was designated in 1974 but there is no recent Conservation Area Appraisal or Management Plan in place.

2.15 Croxton currently has a settlement boundary as defined by the 2012 Adopted Site Specifics Policies and Proposals Development Plan Document (DPD). The Residents' Questionnaire revealed a strong feeling from local residents for that settlement boundary to remain unaltered.

2.16 However the emerging Breckland District Local Plan, specifically the version submitted to the Secretary of State on 30<sup>th</sup> November 2017 it is proposed by Breckland Council to remove this settlement boundary. The consultation undertaken, and explanation can be found at:

[Emerging Local Plan - Breckland](#)

2.17 It is the Breckland Local Plan as the higher tier plan that determines the development strategy for the District as a whole. Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plans and therefore it is not proposed specifically within this Joint Neighbourhood Plan to identify, remove, amend or alter the settlement boundary.

**Brettenham & Kilverstone**

2.18 The parishes of Brettenham & Kilverstone consist of the hamlets of Brettenham, Kilverstone and Rushford and surrounding communities with the addition of Arlington Way adjacent to the built-up area east of Thetford but separated by the River Thet.

2.19 The area is largely rural area and lies within the “The Brecks” landscape bordering Thetford to the west and the County of Suffolk to the south.

2.20 Brettenham is a rural Norfolk village adjacent to the Little Ouse River to the south and Thetford to the west. To the east are the parishes of Riddlesworth and Bridgham. Bridgham also has a village at its centre and the town of East Harling is some 2 miles further east. Kilverstone also borders Thetford and lies to the north of Brettenham and is surrounded by Brettenham to its east and south.



2.21 The 2 parishes form a single Parish Council and lie in the Breckland District Forest Ward and Guiltcross Division of Norfolk County Council.

2.22 There are 3 small settlements in the 2 parishes, one in the south east of the parish of Kilverstone, one in the parish of Brettenham called Rushford, where at one time there was a ford through the rushes to cross the Little Ouse River, and one in the middle of Brettenham. The area known as Arlington Way is relatively modern development from early 1990s located in the west of the parish of Brettenham and whilst clearly falling within the Parish also falls within the settlement boundary of Thetford.



2.23 The landscape and cultural importance of the “Breck” landscape which gives Breckland its name and within which all of the Joint Neighbourhood Plan parishes sit, is recognised by its designation as an Area of Special Protection (Policy ENV.1 of the Adopted Breckland District Local Plan) – Area of Important Landscape Quality and more recently in the emerging Local Plan as regionally significant green infrastructure asset (ENV.05).

## **Living in the Parishes of Croxton and Brettenham & Kilverstone Today**

### **Living in Croxton**

2.24 Croxton is a thriving active parish with community facilities provided by All Saints Church, a Village Hall, Playing-field and Play Area with outdoor play equipment, a social club (the former RNA Club) plus a number of separately organised Activity Groups. The Village Hall Management Committee also organise a number of events throughout the year.

2.25 Until recently there was a very well used Post Office facility with a small retail shop outlet adjacent to 4 other cottages. These are known as the Cynthia Della Hoy Trust properties. The shop is currently no longer available, and the long-term future is yet to be determined.



**Cynthia Della Hoy Trust Properties**

2.26 Under the Sustainable Urban Extension (SUE) around 3,000 - 3,500 new homes are planned to be built in Croxton Parish under the adopted Thetford area Action Plan (TAAP) and it is envisaged that new community facilities will also be required within the SUE in line with the approved Section 106.

2.27 The population of the Parish today is around 380, spread throughout the parish, the majority of whom live within and around the village. Residents are, according to the census, well-educated with more than half being retired.

### Living in Brettenham & Kilverstone

2.28 The history of the parishes stretch back to the early thirteenth century and life has remained rural over the intervening period. The land supports agricultural, crops and livestock, managed by large estates. Latterly, Brettenham has also hosted horse breeding and training.

2.29 Apart from the 3 [Anglican] churches, there are no public or community facilities in the parishes, although it is hoped to develop some such as public open space and a community centre as part of the Sustainable Urban Extension (SUE), which will see 2,200 new homes built in Kilverstone under the adopted Thetford Area Action Plan (TAAP). The Section 106 agreement associated with the permission granted under 3PL/2011/0805/0 refers to developer funding for 3 primary schools and the provision of land and funding towards expanding the existing high school serving the development.

2.30 The combined population of the 2 parishes is some 330, 280 in Brettenham and 50 in Kilverstone.

## **Working in the Parishes of Croxton and Brettenham & Kilverstone today**

### **Working in Croxton**

2.31 With over half the population retired, there is little identifiable industry or commerce within Croxton Parish itself. The Crown Estate is a major landowner and the land is farmed as one holding with a single tenant. There is one rural business located at Croxton Park to the north of the main village – Salex River and Wetland Services who have their head office and main nursery based at Croxton Park. The business employs 20 people from the surrounding area and grows over ½ million plants each year for river erosion control with major contracts with the Environment Agency and Natural England. There is also a separate Wild Flower Production company. In addition, there are two farming companies based at Croxton Park – farming in Croxton and the surrounding villages with 10 employees living locally and additional staff taken on locally during the harvest season. As part of the proposed growth around Thetford, an area of 18ha has been allocated as the Thetford Enterprise Park, adjacent to the A11 bypass and accessed from Mundford Road which has the potential in the future to provide significant employment opportunities for residents.

2.32 Croxton was one of the first villages to receive high speed broadband services under the Better Broadband for Norfolk scheme in 2014. There are some small businesses in Croxton that are operated from people's homes. Examples of small businesses include, Wayside Mews Collectibles located in The Flint Barn, specialising in Ephemera dating from the 15<sup>th</sup> century to the 1950's plus jewellery and medical devices and Dave's Emporium Ltd, a largely web-based business selling home items located at Bretwick House.

2.33 To the north of the Parish sits the MOD Training Area (STANTA) which contains West Tofts and Bodney Camp. The local headquarters of the Defence Estates is located at West Tofts and does offer some civilian opportunities and is a major contributor to the economy of the area.

### **Working in Brettenham & Kilverstone**

2.34 Residents are a mix of those who are retired, work on locally or on the estates, and commute for work outside of the area.

2.35 The local economy is dominated by the two large estates – The Kilverstone Estate to the north, and The Shadwell Estate to the south. Both estates have a mixture of arable and sheep and cattle, however Shadwell forms part of a larger horse breeding and training enterprise with an international reputation



**Kilverstone Hall, Kilverstone**



**Entrance to Shadwell Court,  
Brettenham**

2.36 There are unsurprisingly many estate properties which house Estate workers employed in agriculture and associated industries or in the horse training or breeding business which is a key component of the Shadwell Estate.

2.37 Tesco and Thetford Garden centre is located just outside of the village and provides a well- used local facility as well as providing a range of full and part time jobs. In addition, there is a Veterinary Practice located within the small area of business units adjacent to Kilverstone Hall.

## **Getting around Croxton and Brettenham & Kilverstone**

### **Getting around Croxton**

2.38 Getting around in Croxton is predominantly by the private car. There is excellent access to the A11 trunk road which is now dual carriageway between Norwich and London with a spur to Stansted Airport, with access to Cambridge and the midlands via the A14 an easy travelling option.

2.39 The parish is served by Thetford railway station which is on the main Norwich to Cambridge line but with easy connections to the midlands and the north via Peterborough or to London

2.40 The Street and surrounding rural roads suffer from motorists using excessive speed, particularly through the village, which, together with large and heavy commercial and agricultural vehicles, are using the route through the village to avoid the roundabout at the A134 / A11 Thetford bypass, especially at peak traffic times.

2.41 There are few paved footpaths outside of the main residential areas; however National Cycle Routes 13 and 30 both pass through the village.





2.42 There is one bus route - a one bus 5-day service from Watton passing through Croxton.

### Getting Around Brettenham & Kilverstone

2.43 Travel in the 2 parishes is predominantly by car through narrow country roads before onward travel to Thetford, Norwich, Cambridge and beyond. These local roads suffer from both motorists using excessive speed, particularly through Rushford (C147) and large and heavy commercial and agricultural vehicles, much larger than those for which they were made. There are no bus routes in the 2 parishes except for a Norfolk County Council "Flexibus" service.

2.44 However, the 2 parishes are served by Thetford station on the Norwich to Cambridge railway line and relatively easy access beyond (including midlands and London). Diss station lies some 14 miles to the east and links Norwich with Liverpool Street in London.

2.45 The parishes enjoy proximity to the recently fully dualled A11 trunk road to the west, which links London and Norwich with spurs to Stansted Airport and Cambridge. Brettenham is dissected by the east/west Thetford to Diss road, the A1066, and the north/south A1088, linking Thetford with settlements in Suffolk. Brettenham does however enjoy some good pedestrian links with a new riverside path near Arlington Way and a cycle route to Thetford via Nunnery Place as part of the Thetford Loops.



## **The physical environments of Croxton and Brettenham & Kilverstone**

2.46 To inform the policies in this plan, residents have produced separate Character Appraisals for each parish. The Character Appraisals have been prepared alongside the policies in this JNP and have been published at the same time for public consultation.

### **Croxton**

2.47 Despite its proximity to Thetford, the parish remains a rural village, surrounded by a mixture of agricultural land (arable and pasture). It also has the forest within easy walking distance.

2.48 The land around the village is all part of a Higher-Level Stewardship Scheme designed to protect hedges, trees and fauna and provides uncropped areas for birds and a variety of insects - bees, beetles, and the area falls within the protected Brecks landscape.

### **Brettenham & Kilverstone**

2.49 Brettenham remains a rural parish, surrounded by a mixture of agricultural land (arable and pasture). The 2 parishes have successfully embraced the new homes in Arlington Way and look to integrate the new homes due to be built in the north of the parishes.

2.50 In addition to the agricultural land, there is heathland to the south [Knettishall Heath] and forest [Thetford Forest] nearby. North Brettenham has a nature reserve which is bordered by the A11, the other side of which is Ministry of Defence training land.

2.51 The southern and western borders of Brettenham are the Little Ouse River and the River Thet runs east west through the middle of the parish with some large lakes alongside the Little Ouse (Nunnery Lakes).

2.52 Despite there being no Conservation Area designation the historic fabric of the parishes is rich. There are some notable, large country houses attached to the estates – Kilverstone Hall (Grade 2) on the Kilverstone Estate; Shadwell Court (Grade 1) and Snare Hill Hall (Grade 2) on the Shadwell Estate as well as Rushford Hall (Grade 2) on the Rushford Estate to the south of the Little Ouse River (in Suffolk).

2.53 There are 3 churches in the 2 parishes, one at Brettenham, one at Kilverstone and one at Rushford. The latter is not a parish church as it was built in 13<sup>th</sup> century by Edward Gonville as a Collegiate Church with a college attached. The 2 parishes lie in the Diocese of Norwich but lie next to the Diocese of Ipswich and Edmundsbury, to the

south just across the Little Ouse River.



**St John, the Evangelist, Rushford**

### Character Appraisals for Croxton, Brettenham & Kilverstone

2.54 This high quality historic environment of all three parishes is a key aspect that is cherished by existing residents and this coupled with the nationally recognised landscape value of the surrounding countryside makes a compelling case for residents to undertake their own survey work appraising in detail the character of the area the aim of informing and developing the policies found in later chapters of this plan.

## Section 3: A Vision for the Parishes

3.1 The Croxton and Brettenham & Kilverstone Joint Neighbourhood Plan has been steered by the two Parish Councils who consider it important that the Joint Neighbourhood Plan contains a short and simple vision statement which sums up the community's aim for the future of the three Parishes.

3.2 The statement below has therefore been developed with local people and has been refined and adapted through further consultation. It results in a final vision statement which captures the overarching spirit and ambition of the local communities and the Joint Neighbourhood Plan.

3.3 The need for the JNP was triggered by the initial strategic allocation of 6,500 houses in the Breckland Core Strategy 2009, later refined by the Thetford Area Action Plan (2012) and with more detail provided by the grant of planning permission in outline under 3PL/2011/0805/O. The rationale behind the production of this JNP has been founded on the need for physical and social integration between the SUE and the existing communities that reside within the three parishes. It is recognised that the SUE is a physical extension of the built development of Thetford and will therefore represent a more urban appearance than the existing built development contained within the Parishes, however given that the new development is outside of the administrative area of Thetford and within significantly rural parishes there is an opportunity for a gradual transition to be achieved where urban and rural character meet.

### Vision

***Our vision is to ensure maximum integration between the new and existing communities of Croxton and Brettenham & Kilverstone and enhance community cohesion. The “predominantly rural” and tranquil character of the parishes will be preserved and maintained. This character should be acknowledged in any form of new development within the proposed Sustainable Urban Extension (SUE)\*where a gradual transition from urban to rural can be achieved through the adoption of appropriate building styles, choice of local materials, appropriate densities and levels of green infrastructure which reflect and enhance the local character. Both the new and existing communities will benefit from all the new and existing facilities to secure full community cohesion.***

**\*The SUE as designated in the Thetford Area Action Plan (2012)**



## **Objectives**

3.4 To accompany the vision the Parish Councils have prepared and tested detailed objectives.

3.5 These objectives are designed to address issues identified as specific to Croxton and Brettenham & Kilverstone and have provided a basis for the development of the draft policies set out in the Themed Policies and Parish Specific Policies section.

### **Housing:**

- To ensure the design of any new development is of a high standard and preserves and enhances the distinctive rural form, character and setting of the area.
- To ensure that new development respects the local vernacular in terms of its scale, density, building style and choice of local materials.
- To ensure that local housing needs within the parishes can be met locally.
- To acknowledge that the SUE will be the focus for housing delivery in the area.

### **Environment:**

- To conserve and enhance existing open spaces, important views, the built and historic environment and wildlife areas throughout the neighbourhood plan area
- To conserve and enhance local distinctiveness in the historic and natural environments and to protect the setting of locally important heritage assets
- To protect and enhance the important Brecks landscape and maintain the important undeveloped landscape break between Croxton village and the A11
- To protect, the rural character of the existing gateways and approaches to the villages.
- Prevent the coalescence of settlements.

### **Community Facilities**

- To acknowledge that the increase in population arising from the SUE will drive the need for additional primary care, cemetery provision, education and social facilities which the SUE will need to accommodate, and which the new and existing communities can share.
- Support opportunities for new open space and play provision including the enhancement of existing open space and play facilities.

### **Transport and Highways Safety**

- To improve pedestrian and cycle links between the villages and the surrounding countryside including the Brecks and between the villages and Thetford including the pathway along the River Thet
- To improve conditions for walking and cycling around and through the villages and where possible increase opportunities for the use of public transport.
- To improve cycling opportunities between the villages and Thetford including joining up with the Thetford loops.
- To improve highway safety and take opportunities to minimise or slow down traffic

### **Economy**

- To support the potential for small businesses to start up and/or to expand
- To acknowledge that the SUE will act as the focus for economic growth in this area.

## Section 4: Policies

This chapter contains policies that relate to the entire JNP area e.g. Croxton and Brettenham & Kilverstone – these are referred to as thematic policies and are numbered JNP1- 11.

In addition, there are policies that are specific to one or other of the Parishes - these are numbered JNP 12-17.

Policy Number	Policy Area	Notes
JNP1	Housing Design and Materials	Area wide Policy
JNP2	Housing Density	Area wide Policy
JNP3	Enhancing village gateways and protecting local landscape character	Area wide Policy (informed by Character Appraisal Work)
JNP4	Integrating the SUE (Sustainable Urban Extension)	Relates to the SUE
JNP5	Historic Environment and Character	Area wide Policy (informed by Character Appraisal Work)
JNP6	Natural Environment and Ecology	Area Wide policy
JNP7	Transport and Highways Safety	Area wide Policy
JNP8	Community Facilities	Area wide Policy
JNP9	Employment	Area wide Policy
JNP10	Avoiding the Coalescence of Settlements	Area wide (informed by Character Appraisal Work)
JNP11	Character Appraisal for Croxton	Croxton (informed by Character Appraisal Work)
JNP12	Greens, Open Spaces and Undeveloped areas	Croxton, Brettenham & Kilverstone (informed by Character Appraisal Work)

JNP13	Brettenham and Kilverstone Alms Houses	Brettenham & Kilverstone
JNP14	Character Appraisal for Brettenham and Kilverstone	Brettenham & Kilverstone (informed by Character Appraisal Work)
JNP15	Areas for enhancement in Brettenham and Kilverstone	Brettenham & Kilverstone (informed by Character Appraisal Work)

## Housing Design and Materials

### **POLICY JNP1: Housing Design and Materials**

**New development should reflect the existing form, character and vernacular design of the settlement within which it is located. Where possible new buildings should allow adequate space between buildings to reflect and complement the rural character of the area.**

**The design of new residential development outside of the SUE (Sustainable Urban Extension) should deliver high quality design and not adversely impact on the essentially rural character and appearance of the parish. Any new dwelling, redevelopment or extension to a dwelling should be carefully designed to avoid conflicting with adjacent properties or landscape and should maintain the rural character.**

**Development proposals should have careful regard to the height, layout, building line, massing, scale of existing development in the immediate area in particular;**

- a) New residential dwellings should provide sufficient private amenity space to satisfy the needs of new residents, rear gardens should be at least equal to the ground floor footprint of the dwelling;**
- b) Residents should be able to access the rear garden without going through the house;**
- c) Each new residential plot should also have regard to the need to provide for any necessary vehicular parking, ancillary storage and refuse and recycling;**
- d) The use of traditional materials common in the parish (as identified in the Character Appraisal work), especially those sourced locally and of low ecological/ environmental impact, will be encouraged.**

**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 addresses the design and landscape principles set out in Policies TH20 and 21 in the Thetford Area Action Plan 2009.**

## **Reasoned justification**

4.1 One of the most common concerns arising from the responses to the JNP residents' questionnaire was in response to the question about the importance of sympathetic development. The overwhelming response from those residents who responded was that this was a very important issue.

4.2 Whilst in the last 10 years Brettenham and Kilverstone have seen very little in the way of new development, the development of the Bennett Homes site in Croxton has been one of the most controversial developments seen in the village for some time, with the issue of design and how it "fits in" with the remaining character of the village being one of the key concerns of local residents.

4.3 In addition Croxton Village is now experiencing a drainage issue in The Street which questions whether the existing drainage system is still fit for purpose" as some 5 'developments' have been built since 1950's up to and including the latest development at High Tree Close.

4.4 Residents expressed concern at the scale of proposed SUE development in respect of densities/closeness/lack of space/plot size and a general concern about creating a "commuter/dormitory situation"

4.5 The issue of design and the need to preserve the existing character of the parishes is high on the agenda of both Parish Councils and the importance they attach to this issue is reflected in the Vision and Objectives set out in Section 3 of this Plan.

4.6 To ensure that the importance attached by the local community to this issue was embedded in the plan and that there was a strong design led emphasis both parishes have sought to underpin the policies in this plan by good evidence. They considered the best way to fulfil this was to undertake a Character Appraisal of all three Parishes following Historic England (previously English Heritage) guidance and drawing on best practice from other Neighbourhood Plans. It is anticipated that this Character Appraisal survey work will provide good evidence to justify the policies in this plan and the Character Appraisal work will also be the subject of public consultation at the same time as the draft JNP Policies.

4.7 The aim of the character survey work was to effectively define what the "local vernacular" for the area is, and for it to then influence the design of new development. The findings of the survey work for each of the three parishes highlighted similarities between the villages e.g. general good condition of many of the buildings, buildings often being perpendicular to the road, widespread use of flint, but also some subtle differences in terms of what might be the vernacular for each.

4.8 In Croxton, the prevalent materials are flint with brick dressings under slate or pantiled roofs. Many of the newer buildings have flint facades or panels. The historic core is compact with dwellings on small plots, many have been historically larger but subdivided.

4.9 In Brettenham, there are more brick or rendered buildings with slate roofs. There is some thatch on the estate lodges and again, houses are close to the road. Conversely in Rushford, dwellings are sparsely distributed with a cluster around the green, but plots are larger but again there is a historic use of flint which has been overtaken by a more recent use of brick and pantiles. New housing at Arlington Way has tended to follow this format.

4.10 In Kilverstone, again flint is prevalent with brick and tiles roofs and these are features that have been reflected in the construction of the adjacent Cloverfields development which have flint facades, tiled and slate roofs.

4.11 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.

## Housing Density

### **POLICY JNP2: Housing Density**

**New residential development should be at a density that is consistent and compatible with the existing prevailing density in the immediate area to reflect the local character and appearance**

**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 SUE and the rural landscape of the neighbourhood area which surround the SUE.**

### **Reasoned justification**

4.12 As stated in Policy JNP1 above the design of new housing development is of high importance to residents of the parishes. 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. It is acknowledged that most of the new housing development likely to come forward in the parishes will be in the Sustainable Urban Extension (SUE) and that this has outline permission granted under 3PL/ 2011/0805/O. It is well documented in responses to the consultation on the planning application and previously on the production of the Thetford Area Action Plan (TAAP) that residents have long held concerns about the potential to successfully integrate the new development with that in the existing parishes without creating two very different communities. Therefore, notwithstanding the approved density and phasing plan, any opportunity for the density of the new development to more closely resemble, either in full or in part, that of the existing settlements should be examined carefully with an emphasis on a gentle transition where urban and rural characters meet.



## Enhancing Village Gateways and protecting local Landscape character

### **POLICY JNP3: Enhancing village gateways and protecting local landscape character**

The visual scenic value of the landscape and countryside in the neighbourhood area outside the strategic urban extension of Thetford and the defined settlement boundaries will be protected from development that may adversely affect this character. 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.

The important gateways are identified on the Character Area Maps and are as follows:

- Croxton – entrance to the village from the south
- Croxton – entrance to the village from the north
- Croxton – entrance to the village from the east (north-east)
- Brettenham – entrance to the village from the south (A1088)
- Brettenham – entrance to the village from south -east (C149)
- Brettenham – entrance to village from west (C148)
- Brettenham – entrance to village from the east (C148)
- Rushford – entrance to the village from the north – (C147)
- Rushford - entrance to the village from the north-east (Nursery Lane)
- Kilverstone – entrance to the village from the east – (C148)
- Kilverstone – entrance to the village from the west – (C148)

Proposals that would enhance the visual appearance of an approach or “gateway” to a village (or part thereof) will be supported. Opportunities to improve the public realm in these areas, through the, use of appropriate hard or soft landscaping measures will also be supported. Proposals that incorporate native planting with reference to the wider Brecks landscape, use of vernacular materials and innovative application of energy efficient or recycled materials will be supported. Development proposals should be designed to ensure that gateway enhancement improvements do not detract from highway safety and should minimise the need for the installation of additional lighting.

## Reasoned justification

4.13 The response to the residents' questionnaire provided a good indication of the value attached by residents to their local landscape. The need to protect existing landscape features including trees, hedgerows, and rural footpaths was considered to be important. Many respondents indicated that this high-quality landscape was a major contributory factor in their decision to live in the parishes

4.14 The landscape surrounding the parishes is typical of the Brecks and is already designated as an Area of Important Landscape Quality in the Adopted Breckland Core Strategy 2009, which offers it the highest degree of landscape protection outside of the nationally designated landscapes. This level of protection has continued in the more recently in the emerging Local Plan where the Brecks has been identified as a regionally significant green infrastructure asset (ENV.05). The first part of 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.

4.15 However it has been felt by residents of all 3 Parishes that there are opportunities to further enhance local landscape quality through improvements to the approaches to the villages and these have been identified as key gateways. The relevant Character Appraisal also gives more detail on where specific enhancements would be most beneficial and these have been identified on the Character Area Maps. Many rural villages have attempted to enhance the gateways to their village through a range of measures including planting, gates, bespoke signage, whilst not compromising the important highway safety messages that are required in these locations.

4.16 For Croxton, the most significant of the village gateways is the approach from the south where the landscape rises-up, forming a prominent entrance to the village. The Vicarage located at the brow of the hill, close to this gateway is in a poor state of repair.

4.17 This gateway is dominated by highway signage relating to the speed limit. Signs are painted on the road as well as in more traditional form, yet they are reinforcing the same message. Any proposals to rationalise this signage would be welcome provided it does not undermine the safety messages. The current Croxton sign is typical of many across Norfolk and perhaps could benefit from some personalisation and better representation of the village.



**Gateway to Croxton, from the South**

4.18 Many Norfolk villages have planting at their entrances and this gateway could benefit from a comprehensive planting scheme and better demarcation of the gateway either through erection of a physical gate or fence to give the appearance of a narrowing of the carriageway, in an attempt to force drivers to slow their speed. There is benefit on a comprehensive gateway enhancement programme for Croxton and therefore such measures could be extended to include the northern and the north-eastern gateways.



**Gateway to Croxton, from the North**



**Gateway to Croxton, from the North East**

4.19 The gateways to Brettenham are less easy to define than those for Croxton and this reflects the more sporadic form of development within the Parish. However, the approach from the south from the A1088 is a significant Brettenham gateway although often mistaken as the entrance to Thetford. There is a current application for 115 dwellings in Brettenham east of Arlington Way and west of A1088 that if granted permission could significantly alter this gateway.



**Gateway to Brettenham from the south (A1088)**

4.20 However, any proposals for gateway enhancement should not result in an overurbanisation of the area or a cluttered feel.

## Integrating the SUE

### **POLICY JNP4: Integrating the Sustainable Urban Extension (SUE)**

**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 2012 in general terms, and its density profiles across the site in particular.**

**In particular proposed developments around the rural edges of the SUE will be supported where they:**

- a) Use native species soft landscaping to provide new habitats for local wildlife, particularly along frontages; 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,**
- b) Use of materials that reflect and respect the local vernacular.**

**Development proposals will be supported where they result in:**

- Inclusive and mixed communities, which reflect the physical characteristics of the parishes, design out crime and support integration and cohesion between new and existing communities.**
- Layouts where affordable housing is well integrated with the market housing, sympathetically designed to reflect the local context; and**
- Opportunities for people to meet formally and informally.**

### **Reasoned justification**

4.21 The Residents' questionnaire highlighted that of key concern to the local community is how the large scale proposed development within the SUE can be successfully integrated with the existing communities, not just in terms of its built form but also in terms of the social integration with the community as a whole.

4.22 Concerns expressed include the fear of the SUE becoming a "concrete jungle," that it would lead to "a loss of rural communities" or lead to "urban sprawl".

4.23 Whilst it is acknowledged that the guiding principles of the SUE development have been established through the Strategic Design Principles laid out in Policy TH20 of the TAAP, the grant of outline planning permission under 3PL/2011/0805/O and the associated Section 106, there is still much in the way of finer details of the SUE that have still to be finalised and

therefore there is opportunity through this JNP to influence those reserved matters and subsequent applications. The first part of JNP4 requires any reserved matters applications to respect this existing planning context.

4.24 Whilst the SUE is a traditional urban extension, in this case to the historic market town of Thetford, it is also located within a predominantly rural setting and within one of the most environmentally sensitive areas for both landscape and nature conservation in the country. This therefore requires consideration to be given to the transition between urban and rural character, to ensure full integration with this sensitive setting. This is addressed in the second and third parts of Policy JNP4.

4.25 This policy seeks to address those concerns through requiring developers to focus on producing mixed communities, to ensure that the issue of crime has been considered and designed out, that development is attractive to both new and existing residents and to actively reflect the need for existing communities to influence the later phases of the SUE development.

4.26 Encouragement will be given for developers to consult meaningfully and engage with the local communities as development proposals are progressed to show how the views of the local community have been taken into account in any subsequent planning applications.

## Historic Environment

### **POLICY JNP 5: Historic Environment**

**New development proposed in close proximity, to designated or non-designated heritage assets will be supported where they respect the historic fabric of the area and preserve or enhance the character or appearance of the Croxtan Conservation Area, protect the significance of the Listed Buildings, protected trees, and/or other heritage assets as identified in the relevant Character Appraisal as detailed in Appendix A.**

### **Reasoned Justification**

4.27 The Character Appraisal work has highlighted the wealth of designated and non-designated heritage assets that are contained within all three parishes. It has also highlighted that in the main these heritage assets are in a good condition and that they are valued by the local community for the contribution they make to the historic fabric of the settlements and the overall rural character. The Character Assessment work is set out in Appendix A.

4.28 This policy seeks to ensure that these designated and non-designated assets remain in good condition and that they are protected from forms of development that might erode their historic or cultural value. 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. Heritage Statements should outline the significance of any heritage assets affected and any adverse impacts that the development may have on these assets. The heritage statement should also clearly identify where harm to heritage significance has been avoided or minimised, where possible through mitigation, and that unavoidable harm to significance is clearly and convincingly justified by the public benefits delivered by the proposed scheme. It shall also include any proposed mitigation measures, in addition to how the proposed development will contribute to the character and setting of the relevant heritage asset and the wider parish. 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.

4.29 The Character Appraisal survey work has sought to identify a range of “heritage” assets of cultural or historical, environmental and community value which include listed buildings, unlisted buildings, walls, other structure, important undeveloped spaces, trees with an amenity or visual value, and significant hedgerows which this policy will seek to protect. Appendix B contains a full list of heritage assets.



## Natural Environment

### **POLICY JNP6: Natural Environment**

**Development proposals will be supported where it can be demonstrated that they have had regard to the following biodiversity principles:**

- **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 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.**

### **Reasoned Justification:**

4.30 The area covered by the JNP is one of the most environmentally sensitive in the country. (See Map 3). Notwithstanding the recognised landscape importance of the “Brecks” landscape within which the three parishes sit, the area is also covered by a large number of internationally, nationally and locally important nature conservation designations and home to some incredibly rare species. As outlined in earlier paragraphs the whole area is an important habitat for internationally important bird species, particularly Stone Curlew, Woodlark and Nightjar. New developments will need to consider direct and indirect impacts to the European Protected Sites and SSSIs within the Neighbourhood Plan area, in order to be compliant with the Habitats Regulations. Impacts can result from new housing development directly e.g. through land take or indirectly through disturbance from recreation and access. Policy JNP6 provides a context within which development proposals can be assessed against a series of conservation and biodiversity principles.

4.31 A considerable amount of research has been undertaken in the last 10 years looking at the effects of housing and roads on the distribution of Stone Curlews in the Brecks. This research has informed Breckland Council’s local planning policies and the imposition of a policy buffer zone of 1,500m around the Special Protection Area. Much of the JNP area is covered by SPA designations and when the 1500m buffer is applied there is only a small area within the JNP that is not affected. Therefore, the need for development that does come forward either within the SUE or within the JNP but outside of the SUE to have a high regard



for the environmental sensitivities of the area is paramount. This relates not only to the direct impacts of development e.g. taking land for development, enclosures created by fencing, new external lighting etc but also indirect impacts associated with new residents accessing the countryside, walking their dogs, free roaming cats or other forms of recreation including walking and cycling.

## Transport and Highway Safety

### **POLICY JNP7: Transport and Highway Safety**

**Subject to other policies in this Plan development proposals will be supported which include:**

- **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**

**Development proposals should include a statement as part of the application which sets out and demonstrates how the new development will either not add significantly to increased traffic flows or risk to highway safety, or how any increase will be minimised, and any adverse effects mitigated to ensure that no parish roads become “rat-runs”.**

**Footpaths should also be designed to avoid increasing access and recreation to protected sites in order to avoid adverse impacts on the protected sites or the features for which they are designated. Where recreational impacts are likely to have a negative impact, the footpaths and access points should be managed to minimise these impacts.**

### **Reasoned justification**

4.32 A number of traffic and transport related concerns were raised in the residents' questionnaires. These included concerns over traffic volumes and speed on the A1088 and A1066, speeding and volumes through both Croxtan and Rushford, excessive speed and volumes of traffic between Brettenham and Kilverstone (associated with the Tesco's Retail Superstore), military vehicles travelling through Croxtan, HGV traffic using inappropriate rural roads and a lack of safe pedestrian routes and footpaths. Two specific routes are problematic in Brettenham and Kilverstone. On the C147 through Rushford 3 traffic surveys and one speed survey have taken place which shows a 10% increase in traffic volume and discussions are on-going in respect of solutions. The C148 Brettenham to Kilverstone Road has also seen an increase in traffic and speeds but this may be exacerbated currently by drainage works taking place in Bridgham which has resulted in a road closure. Therefore, it is not currently possible to obtain reliable data. In Croxtan, “The Street” has been the subject of discussions in respect of traffic calming measures to reduce speeds. Speed limit flashing signs are being investigated with Norfolk County Council by Croxtan Speed Watch with a view to obtaining funding.

4.33 Whilst concerns were also raised about a lack of public transport in both parishes,

there was also an acceptance that new bus routes would probably be unviable. There was some support for the development of new cycling routes provided that, they were safe and easy to use and some support for a dedicated cycle link between Croxton Village and Thetford. This policy seeks to ensure that new development does not exacerbate existing traffic problems but also take opportunities to solve them where reasonably practicable.

4.34 The Thetford Transport Study (commissioned to support the work on the TAAP), identified a number of measures to be incorporated into the SUE to encourage walking and cycling and move towards creating a modal shift. This included the Thetford Loops cycle network. Where opportunities arise for better connectivity between the rural parts of the JNP parishes and the Thetford Loops, this will be encouraged. In addition, the TAAP (Policy TH11), identifies Joe Blunts Lane as a protected green route into the town the rural character of which should be retained.

## Community Facilities

### **POLICY JNP8: Community Facilities**

#### **Existing Facilities**

**Proposals for change of use involving a potential loss of existing facilities, will only be supported where it can be demonstrated that:**

- a) An improved or equivalent facility can be satisfactorily relocated to elsewhere in the parish; or**
- b) Adequate other facilities offering the same service exist within a reasonable walking distance of the majority of residents, to meet local needs; or**
- c) There is no reasonable prospect of continued viable use and this can be demonstrated through:**
  - i. Twelve months of marketing in appropriate publications, for the permitted and similar uses, using an appropriate agent; and**
  - ii. Confirmation that it has been offered on a range of terms (including price) agreed to be reasonable on the advice of an independent qualified assessor.**

#### **New Facilities**

**The design of new community facilities in the SUE should reflect local materials and styles and be designed in such a way as to ensure full integration into the existing landscape and parish character.**

### **Reasoned justification**

4.35 Community facilities is a wide-ranging definition that includes schools, pubs, shops, community buildings, sports and recreation facilities, health care facilities, open space, play areas and allotments to name a few.

4.36 The Section 106 agreement associated with the permission granted for the SUE under 3PL/2011/0805/O refers to a number of community facilities to be provided as part of the overall SUE development. Where, as a result of a new development both inside the SUE, or outside, there is the facility for funds to be provided by the developer for the local community, (whether through S106, or other arrangements) the community/parish councils should be consulted on its priorities for spending that money.

These include:

- Primary Care/Health Facilities - £178k currently allocated<sup>1</sup>.
- 2 Community Centres (1 to include a Surgery and Place of Worship)
- 3 Primary Schools - 3 x two-form entry (420 place) schools and the provision of land
- 1 Secondary School – developer funding towards expanding the existing High School serving the development
- Library provision – developer funding towards Thetford's Library
- Strategic Open Space
- Local Open Space

4.37 These are also underpinned by policies in the TAAP. There are other contributions identified in the S106 however these relate to development outside the spatial area covered by this JNP.

4.38 It is acknowledged that in today's society access to high quality fast broadband is becoming as an important infrastructure consideration as quality of housing, choice of school and road access when people are making choices about where to live and work, Therefore, the availability and quality of broadband needs to be an important early consideration in planning new developments.

4.39 In addition, the importance of the fire safety aspects of buildings – both new and existing have been highlighted nationally and Norfolk Fire and Rescue Service advocates the installation of sprinklers in all new developments. Sprinklers have a proven track record to protect property and lives.

4.40 This policy seeks to ensure that existing community facilities are protected from development which may result in their loss or erode their community value or viability. It also seeks to ensure that any new community facilities are designed to maximise their value, attractiveness and safety not only to their new and emerging communities but also to existing residents.

4.41 It is recognised that the Section 106 set out the new facilities that are to be delivered as part of the development within the SUE. It is also recognised that existing residents could benefit from these additional facilities. However, the rural area outside the SUE contains little in the way of community facilities (as described in earlier sections of this plan) and the realistic likelihood of additional facilities in the rural area coming forward are remote and would be reliant on the parish councils receiving additional funding and suitable sites being found. Responses to the residents' questionnaire highlighted the following important priorities for the community in terms of new facilities:

- Sports facilities – running track, bowling-green, rugby/cricket pitches, tennis courts

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<sup>1</sup> Director of Public Health has been asked to state the Primary Care need for the community as it grows year on year.

- Playing fields and play areas
- Informal open spaces for relaxing and dog walking
- Allotments
- Rural paths/pavement in Kilverstone linking the village to The Garden Centre, the Church & Thetford Tesco.

Currently the phasing plan adopted as part of the outline permission granted under 3PL/2011/0805/O indicates that a cemetery will be provided as part of Phase 5 of the development however, it has been established recently that there is already a shortfall of cemetery space in the area and therefore the cemetery provision needs to be brought forward.

Therefore, should additional funding or site-based opportunities arise, these shall be directed towards those priorities set out in the JNP or otherwise required by policies in the Local Plan. A more detailed project list is to be formulated and monitored on an annual basis.

## Employment

### **POLICY JNP9 Employment**

**Within the Croxton Park Employment Area and the area adjacent to the Thetford Garden Centre in Kilverstone as shown on Map 6, 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.**

**Proposals that result in their retention including proportionate extensions will be supported provided they do not have a significant adverse impact upon the character of the area, or the amenity of local residents, either, through their built form, proposed use or traffic generated.**

**New employment uses appropriate to a rural area, including the reuse of historic or farm buildings will be supported, provided they do not have a significant adverse impact on the character of the area or the amenity of residents.**

### **Reasoned justification**

4.42 The residents' questionnaire also highlighted local communities' concerns over whether there are enough jobs to be provided, linked as part of the SUE development to accommodate the needs of the proposed new residents.

4.43 There is support for job creation, for new small businesses, the suitable re-use of existing historic or agricultural buildings and for extensions to existing employment sites. However, concerns were raised that the amenity of existing residents should be taken into account when considering locations for new business growth both in terms of traffic generation but also noise and light pollution.

4.44 In the context of this policy the existing employment sites which the Plan is seeking to retain in employment uses are:

- Croxton – Croxton Park Employment Area
- Kilverstone – Area adjacent to Thetford Garden Centre

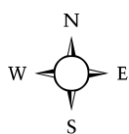
These areas are shown on the next page.



**Area adjacent to Thetford Garden Centre, Kilverstone**



**Croxton Park Employment Area**





## Avoiding the coalescence of settlements

### **POLICY JNP10: Avoiding the coalescence of settlements**

The visual and scenic character of the attractive countryside within the plan area will be protected from development that would have an adverse impact on the quality of the important Brecks landscape and its protected sites.

The following undeveloped areas between settlements are designated as Identified Protected Areas and are shown on Map 6:

- a) South of Croxton Village between the village and the A11 by-pass – Area 1
- b) Between Kilverstone and Brettenham (north and south of the C148 Brettenham to Kilverstone Road) - Area 2

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.

In order to:

- a) Respect the separate character and identity of settlements (and or parts of the settlements) including their setting;
- b) Support and enhance the predominantly open and undeveloped character of the landscape within these areas;
- c) To protect and enhance the environmental importance of the Brecks landscape, and its protected sites;
- d) To prevent coalescence of settlements within these areas, approval will only be given for the construction of new buildings or the change of use of existing buildings or land, provided that, it does not:
  - i. Result in erosion of the physical gaps between built up areas
  - ii. Adversely affect the visual character or scenic beauty of the landscape
  - iii. Adversely affect the European Protected Sites

Development will only be supported if it individually or cumulatively does not result in the actual or perceived coalescence of settlements (or parts of a settlement), through:

- a) visual intrusion which reduces the openness and 'break' between the settlements; or
- b) a significant increase of activity which has an urbanising effect on the area.

## Reasoned Justification

4.45 The objective of this policy, within the Joint Neighbourhood Plan Area, is to direct development in such a way as to respect the definition and separate characters of the settlements of Croxtan, Brettenham, (including Arlington Way), Kilverstone and Rushford and the neighbouring settlement of Thetford

4.46 A consistent concern raised by local residents of both parishes regarding the large-scale growth proposed in the SUE, has been the landscape impact of new growth on the outskirts of Thetford and that it may lead to the coalescence of Thetford with the surrounding parishes and the subsequent loss of this rural identity, tranquillity and character. This issue also emerged during the survey of Character areas where it was noted by the Survey Teams that, the visual amenity value of undeveloped land between parts of a settlement contributed to the overall character of that area and was considered to have a community environmental value. Policy JNP11 reflects these important community considerations in the designation of the Identified Protected 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.

4.47 In responding to the questionnaire, the planning application for the SUE, and in the development of the Breckland Core Strategy together with the Thetford Area Action Plan, residents have strongly expressed the view that no further development should be considered north of the A11 by pass, as this would inevitably lead directly to the loss of the separate character and identity of the existing rural communities.

4.48 Similar concerns have been voiced in Brettenham and Kilverstone in relation to the loss of rural identity of the various settlements within the parish.

4.49 This policy builds on the work of the Character Appraisal and introduces the need to highlight some specific areas that require protection from development, in order to reinforce the distinctiveness of the rural settlements and protect their rural identity and prevent settlement coalescence.

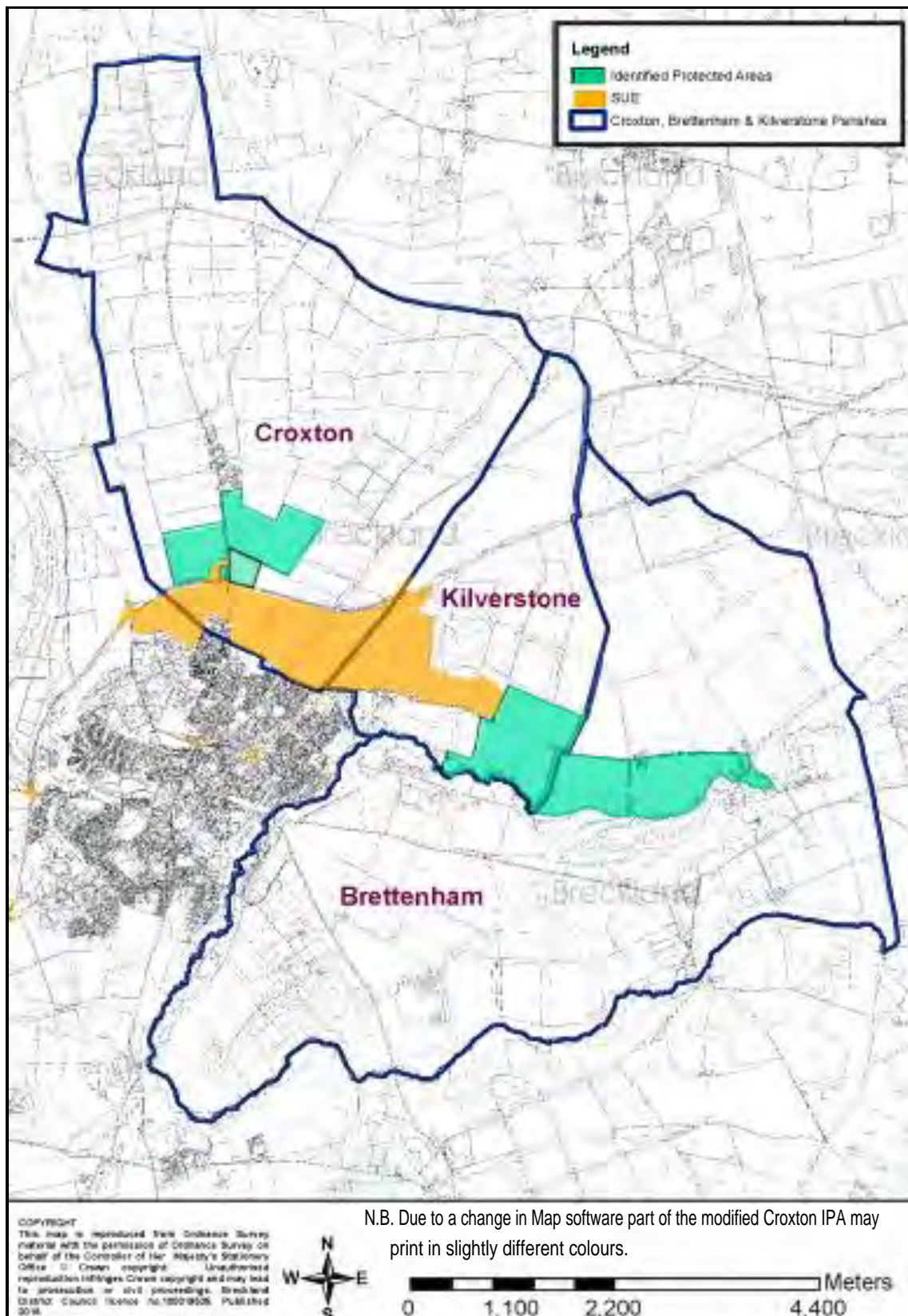
4.50 In addition it should be noted that the highlighted areas are located on safeguarded minerals resource sites (sand and gravel) under adopted Minerals and Waste Core Strategy Policy CS16 and that mineral extraction is not an inappropriate use of land in the countryside.

4.51 To justify the inclusion of this policy, two distinct factors need to be present. The first is that the landscape itself either surrounding the settlements or parts thereof is of sufficient intrinsic value to warrant protection from development. The second is that these areas are under a realistic threat or risk of future development pressure within the Plan period.

4.52 As outlined in earlier paragraphs, the environmental sensitivity of the area – both in landscape and ecological terms is well documented. In addition, through the Character Appraisal work it has been identified that there are some specific areas that are considered to have a community environmental value and contribute significantly to the overall character of the area in their current undeveloped form.

4.53 Whilst the proposed development needs for the future growth of Thetford up to 2036 is planned for and accounted for by the SUE, a shortfall in the required rate of housebuilding against the housing trajectory in the Local Plan has meant that there has from time to time not been a 5-year land supply in Breckland. This presents a very real prospect of ad hoc housing proposals coming forward, to, take advantage of that housing shortfall. This could include proposals for major development within the JNP area outside of the SUE, an example being the current application 3PL/2017/0578/O for 115 dwellings in Brettenham east of Arlington Way and west of A1088. Due to the current lack of a 5-year land supply in Breckland, it is possible that the application due for determination in 2018, could receive a recommendation for approval despite being a site that was rejected through the TAAP process. Therefore, there is clear evidence that there is additional development pressure in the JNP area outside of the SUE which could adversely affect the character of these identified areas.

**Map 6: Avoiding the coalescence of settlements**



## Croxton Character Appraisal

### **POLICY JNP11: Croxton Character Appraisal**

The Croxton Character Area is shown in Appendix A, Map 7a.

The Character Appraisal for Croxton has identified the following as important and distinctive materials and details that contribute to the overall character and local distinctiveness of the village:

- a) Flint construction/finish
- b) Slate or pantiled roofs
- c) Gault brick details or brick dressings

Development proposals in the Croxton Character Area will be supported where they incorporate these important characteristic details in a proportionate fashion within their designs.

The Croxton Character appraisal has identified the following unlisted building as making an important historic, cultural, environmental or community contribution to the character of Croxton and these will be treated as non - designated heritage assets in accordance with Policy JNP5:

- a) The Vicarage
- b) Primitive Methodist Chapel
- c) The former Village Shop and Post Office (Cynthia Della Hoy's Trust Properties)
- d) The School House
- e) The Old Bell House
- f) The former Royal Naval Association Club
- g) Hill Rise Cottages

## Reasoned Justification

4.54 The Croxton Character Appraisal was carried out using a formal survey process adapted from the Planning Aid in England Character Assessment Document Template and Historic England Guidance (See Appendix D). The linear nature of Croxton Village and its compactness lent itself to one distinct character area based on the historic core of The Street with some later additions. The Survey team looked at the prevalent materials of flint, with slate and pantiled roofs and noted the compactness of the central core of the village with dwellings on small plots. Travelling out from the centre the houses become larger, in larger plots and sit further away from the road. The majority of the buildings, (listed and unlisted) except for the Vicarage, are in good condition. There are few undeveloped or open spaces within the built-up area of the village although there are three identified green spaces, the play area, the churchyard and a small area at the entrance to High Tree Close. None of which are considered to be under threat from development or other threat that might undermine their character. Policy JNP11 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.

4.55 The survey has identified a number of buildings that are considered to have value to the community in terms of their historic, environmental, cultural or community contribution to the character of the village, and which are not currently designated heritage assets. None feature on the national list, however, it is felt that there is merit in pressing Breckland Council to consider the production of a Local List for Croxton - using the character appraisal work as justification, to ensure their retention and longevity and to give them “designated heritage asset” protection as Locally Listed Buildings in the longer term. The policy identifies them as non-designated heritage assets in recognition of the contribution to the value to the overall character of the area that they make.

4.56 The non-designated heritage assets are shown below, and the prevalent use of flint can be seen in the Methodist Chapel, the former Shop (Cynthia Della Hoy Trust Properties), the School House, The Old Bell House and Hill Rise Cottages, with pantiles and slate also common. The final part of the policy relates a series of non-designated heritage assets to Policy JNP5.



**The Vicarage, Methodist Chapel, Cynthia Della Hoy Trust Properties, The School House**





**The Old Bell House, Former RNA Club, Hillrise Cottages**

4.57 Breckland Council is strongly encouraged to positively consider the preparation of a Local List for Croxton which includes these buildings.

## Greens, Open Spaces and undeveloped areas

### JNP12: Greens, Open Spaces and Undeveloped Areas

The following areas as shown on the maps on pages 58 & 59 are designated as Local Green Spaces:

<u>Croxtan</u>	<u>Brettenham</u>	<u>Kilverstone</u>
Area at entrance to High Tree Close	Village Green	Memorial Green
	School Green, Rushford	Green hosting village sign

Development will not be supported on land designated as Local Green Space except in very special circumstances.

The Character Areas are shown on Maps 7a-11b in Appendix A

### Reasoned Justification:

4.58 The Croxtan and Brettenham & Kilverstone Character Appraisal was carried out using a formal survey process adapted from the Planning Aid in England Character Assessment Document Template and Historic England Guidance (See Appendix D).

4.59 The landscape and countryside surrounding the JNP area is protected from development that would significantly adversely affect its landscape or ecological value by policies in the Breckland Local Plan and other policies within this JNP.

4.60 To support its emerging Local Plan, Breckland Council commissioned an Open Space assessment in 2015, which looked at green space on a Parish by parish basis. Spaces identified in this assessment currently enjoy protection in the Adopted Core Strategy 2012 under Policy DC11 and in the Emerging Breckland Local Plan under Policy ENV.04. In Croxtan, the churchyard of All Saints and the play area next to the village hall are identified and enjoy protection. In Brettenham the churchyard of St John the Evangelist and in Kilverstone the churchyard of St Andrew's church are both protected.

4.61 The Character Appraisal identified a number of informal greens, open spaces and undeveloped area either within or between parts of settlement which currently do not enjoy any formal planning protection. They do however contribute to the overall character of the area by virtue of their openness and undeveloped form or their recreational or amenity value.



4.62 The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space Designation. This is a discretionary designation that can be made by inclusion within a Local Plan or Neighbourhood Plan. The designation should only be used where the land is not extensive, is local in character and reasonably close to the community and where it is demonstrably special, for example because of its beauty, historic significance recreational value (including as a playing field) tranquillity or richness of its wildlife. The sites were assessed against the criteria in paragraph 77 of the NPPF as part of the Plan-making process as follows:

<i>Green Space</i>	<i>Proximity to Community</i>	<i>Local significance: visual, amenity, beauty, historical, tranquillity, wildlife or recreation value</i>	<i>Not an extensive tract of land</i>	<i>Comments</i>
<i>Croxtan, High Tree Close</i>	✓	✓	✓	<i>Surrounded by development, central to village; Informal recreation value and visual and amenity value</i>
<i>Brettenham, Village Green</i>	✓	✓	✓	<i>Development immediately adjacent has recreational value – including play equipment (slide)</i>
<i>School Green, Rushford</i>	✓	✓	✓	<i>Central to the village, development immediately adjacent, has visual amenity and historical value</i>
<i>Kilverstone Memorial Green</i>	✓	✓	✓	<i>Central to the village, development immediately adjacent, has visual and historical value as it hosts listed water trough and War Memorial</i>
<i>Kilverstone Green hosting Village Sign</i>	✓	✓	✓	<i>Hosts Village sign and acts as gateway to part of the village, historical value as part of entrance to Kilverstone Hall.</i>

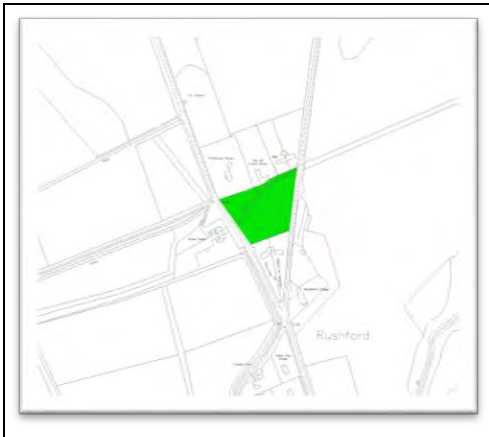
4.63 The spaces identified by the Character Appraisal are all close to their community, have either a recreational, scenic or amenity value and therefore are proposed to be designated as Local Green Spaces.



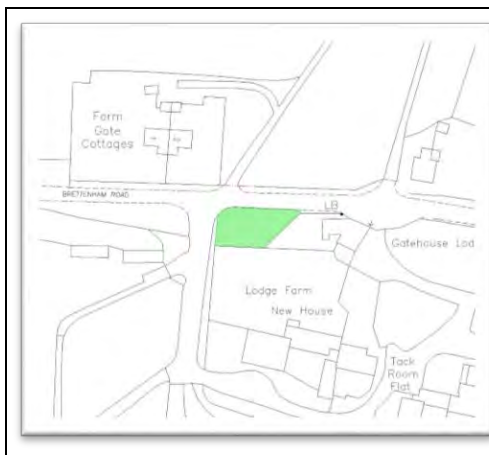
**Entrance to High Tree Close, Croxton**



**Village Green, Brettenham**



**School Green, Rushford**



**Green hosting Village Sign, Kilverstone**



**Memorial Green, Kilverstone**

## Kilverstone Alms Houses

### **POLICY JNP13: Kilverstone Alms Houses**

Insofar as planning permission is required, development proposals for refurbishment and restoration of the existing Kilverstone Almshouses which result in a visual enhancement will be supported 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. The re-development of the existing Kilverstone Alms Houses will be supported only where it can be demonstrated that the existing Alms Houses are no longer viable in their current form and are beyond economic repair. New development on this site will only be permitted for affordable\* units only.

Proposals for redeveloping the site, including demolition will be supported, subject to meeting the relevant policies of the local planning authority and will need to satisfy all of the following criteria:

- a) There will be no net loss of accommodation available;
- b) The redevelopment would enhance, the form, character and setting of this part of the village and there will be no adverse impact upon the village as a whole; and
- c) There will be no detrimental impact on ecology or landscape.

Any restoration or redevelopment of the site should take account of the significance of the historic wall to the frontage of the site.

The Almshouses are shown on Map 11b in Appendix A

\*As defined in the NPPF

### **Reasoned Justification**

4.64 The 2 current Kilverstone Alms Houses are in need of substantial investment to bring them into line with modern expectations and condition. Found at the northern end of Church Lane in Kilverstone, the Alms-houses are single story “bungalow” style construction erected in the 1960’s, are unlisted and have little or no architectural or historic merit particularly when compared to the rich heritage that can be found elsewhere in the village.





**Kilverstone Alms Houses**

4.65 In addition there is demand in the parish for additional Alms House style accommodation. There was limited support in the responses to the questionnaire as to whether the existing two properties were sufficient for long term future needs. The Parish Council (and trustee of the Alms House Trust) is currently exploring whether there is scope for redevelopment of the existing site which will accommodate future needs.

4.66 It is however the aspiration of the Parish Council as the Trustee of the Almshouse Trust, that the buildings should be retained in residential use and that they fulfil the modern-day equivalent of their original purposes and provide a low-cost housing option for the local community. Affordable housing definitions and categories change rapidly and therefore in this context the definition of “affordable” housing is that as outlined in the NPPF, Annex 2, which refers to social rented, affordable rented and intermediate housing. Proposals for the redevelopment of the Alms Houses will be assessed against the 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.



## Brettenham and Kilverstone Character Appraisal

### **POLICY JNP14- Brettenham and Kilverstone Character Appraisal**

The Brettenham and Kilverstone Character appraisal has identified the following unlisted buildings as making an important historic, cultural, environmental or community contribution to the character of the villages and these will be treated as non-designated heritage assets in accordance with Policy JNP5:

<u>Brettenham</u>	<u>Kilverstone</u>	
The Stallion Box	Ex POW Huts	1 & 2 Farm Gate
Former WW2 MT Garage	1-4 Fountain Cottages	1 & 2 Shepherd's Cottages
Pill Box to the north of Farthingale House	Park House	

The Character Appraisal for Brettenham and Kilverstone has identified the following as important and distinctive materials and details that contribute to the overall character and local distinctiveness of the parish.

#### **Brettenham:**

- a) Brick and render, Brick with Flint facades
- b) Tiled or slate roofs – occasional thatch roofs

#### **Kilverstone:**

- a) flint with slate or red pantiled roofs

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.

The Character Areas for Brettenham Village, Brettenham West (Arlington Way), Rushford and Kilverstone are shown on Maps 8a -11b

### **Reasoned Justification**

4.67 This policy should be read in conjunction with the Character Appraisal document The Brettenham and Kilverstone Character Appraisal was carried out using a formal survey process adapted from the Planning Aid in England Character Assessment Document Template and Historic England Guidance (See Appendix D). The sporadic nature of development in Brettenham led to the formation of three distinct character Areas – Brettenham Village, Brettenham West (Arlington Way) and Rushford. Kilverstone was covered by a single Character Area.

4.68 The Survey teams looked at the prevalent materials for Brettenham of brick and render, often with flint facades, with tiled or slate roofs and the occasional thatch. In Kilverstone there is a more flint with slate or red pantiled roofs. It was noted that the majority of buildings are in good condition.

4.69 The Character Appraisal for Brettenham noted the distinct differences in the three identified character areas including the use of traditional materials in the new development at Arlington Way which references the existing development in Brettenham village. Rushford has a traditional form around the village green which currently does not benefit from any specific protection and therefore it is identified as a Local Green Space. Policy JNP14 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.

4.70 The Brettenham and Kilverstone Character Appraisal has identified a number of buildings that are considered to have value to the community in terms of their historic, environmental, cultural or community contribution to the character of the village, which are not currently designated heritage assets. None feature on the national list, however it is felt that there is merit in pressing Breckland Council to consider the production of a Local List for the villages - using the character appraisal work as justification, to ensure their retention and longevity and to give them “designated heritage asset” protection as Locally Listed Buildings in the longer term. The policy identifies them as non-designated heritage assets in recognition of the contribution to the value to the overall character of the area that they make. The final part of the policy relates a series of non-designated heritage assets to Policy JNP5.

4.71 The non-designated heritage assets are shown below: and the prevalent use of flint can be seen in the Chapel, the Shop, the School House, The Old Bell House and Hill rise cottages, with pantiles and slate also common.



**Stallion Box, Brettenham   WW2 MT Garage, Rushford   Pill Box, Rushford**



**POW Huts, Kilverstone**

**1-4 Fountain Cottages, Park House, Kilverstone  
Kilverstone**



**1& 2 Farm Gate,  
Kilverstone**

**1& 2 Shepherd's Cottages,  
Kilverstone**

4.72 In Brettenham there is a strong military flavour to the buildings as well as recognition of its more recent equine heritage. In Kilverstone the military theme continues with the ex POW huts and pairs of flint cottages and small outlying farmhouses with red pantiled roofs.

4.73 Breckland Council is strongly encouraged to positively consider the preparation of a Local List for Croxton which includes these buildings.

## Brettenham and Kilverstone Areas for Enhancement

### **POLICY JNP15: Areas for Enhancement in Brettenham and Kilverstone**

**Proposals that would result in a positive visual, environmental or historic enhancement to the disused railway station site in Arlington Way in Brettenham as shown on Map 11b will be supported provided that, they are of a suitable scale and design and do not detract from the overall character of the area and are consistent with other policies with this JNP.**

### **Reasoned Justification**

4.74 This policy should be read in conjunction with the Character Appraisal document for Brettenham and Kilverstone. The Character Appraisal identifies one area for potential enhancement. This is the former Railway Station site on the corner of Arlington Way in Brettenham

4.75 The former railway station site is currently derelict and underused. It is considered by the community to be an eyesore.



**Disused former Railway Station Site, Arlington Way**

4.76 The site lies part within and part adjacent to the Settlement boundary for Thetford and therefore it could be the subject of future redevelopment preferably for housing use. The site is in private ownership. Any housing proposals that come forward on the site would need to comply with JNP1 Housing Design and Materials and JNP2 Housing Density and proposals that

contain details that refer back to the site's historical railway connections will be encouraged. The site has good links to the town centre that could easily be used by pedestrians and cyclists.

4.77 However, if redevelopment for residential use was not considered to be a realistic option then proposals for the visual enhancement to the site in terms of planting or screening and strengthening of boundary treatments would be supported. The use of the site for open space (formal or informal) and public access would also be supported.

4.78 Opportunities for enhancing the visual appearance of the areas will be sought and proposals that achieve suitable enhancement will be supported provided that they are consistent with other policies of this plan.

## **Section 5: Implementation and monitoring**

### **Implementation**

5.1 The implementation of the Joint Neighbourhood Plan will require the co-ordinated input and co-operation of a number of statutory and non-statutory agencies, private sector organisations, local communities and neighbouring Parishes.

5.2 Alongside other strategic policies and documents, the Croxton and Brettenham & Kilverstone Joint Neighbourhood Plan is intended to provide a starting point for working together to implement positive physical change in the parishes.

5.3 A separate implementation plan will be prepared alongside the Joint Neighbourhood Plan to provide a working framework for implementation.

5.4 This will include information on parties whose input and co-operation will be required to progress specific policies, provide leadership, influence programming and identify indicative funding requirements.

### **Monitoring**

5.5 It will be the responsibility of Breckland Council to monitor the implementation of the Joint Neighbourhood Plan assisted by Croxton and Brettenham & Kilverstone Parish Councils.

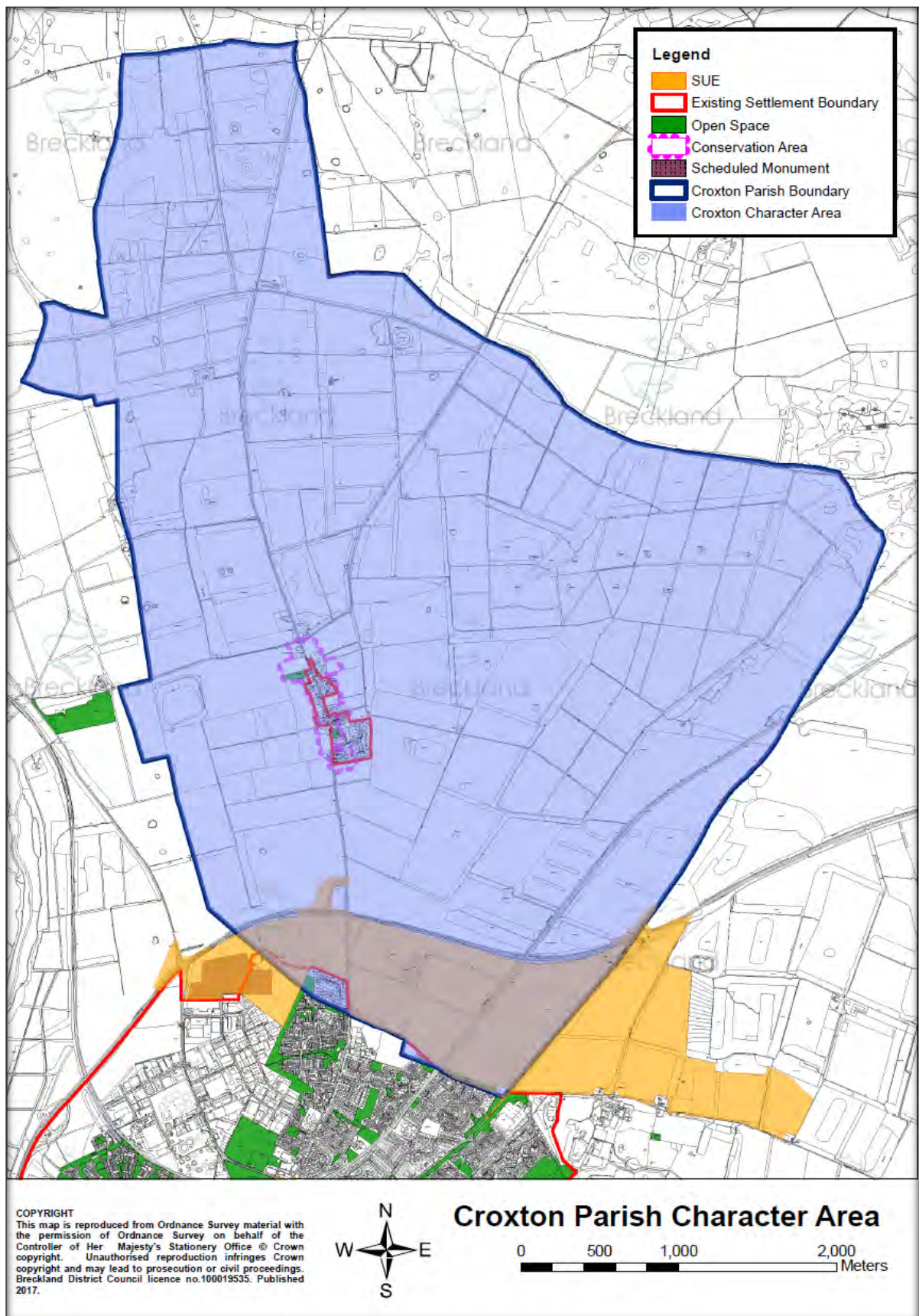
5.6 Subject to available resources the Parish Councils will prepare annual monitoring reports. These reports will be published on the Parish Councils' websites and issued to Breckland District Council.



## **Appendix A - Character Area Maps**

Map 7a:	Croxton Character Area – Survey Area
Map 7b:	Croxton Character Area – Survey Findings
Map 8a:	Brettenham Village Character Area – Survey Area
Map 8b:	Brettenham Village Character Area – Survey Findings
Map 9a:	Brettenham West (incl. Arlington Way) Character Area – Survey Area
Map 9b:	Brettenham West (incl. Arlington Way) Character Area – Survey Findings
Map 10a:	Rushford Character Area – Survey Area
Map 10b:	Rushford Character Area – Survey Findings
Map 11a:	Kilverstone Character Area – Survey Area
Map 11b:	Kilverstone Character Area – Survey Findings

**Map 7a: Croxton Character Area – Survey Area**

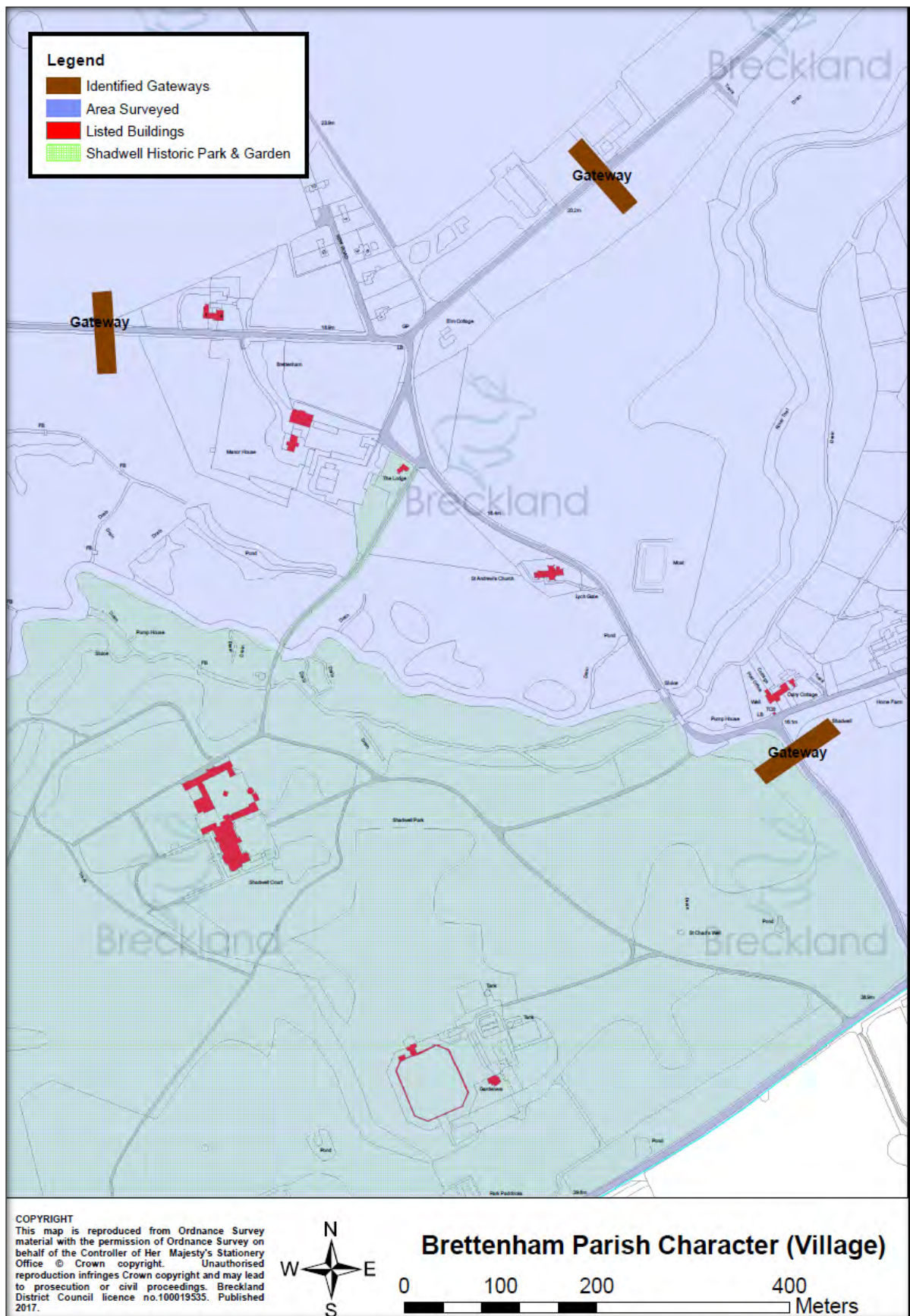


**Map 7b: Croxton Character Area – Survey Findings**

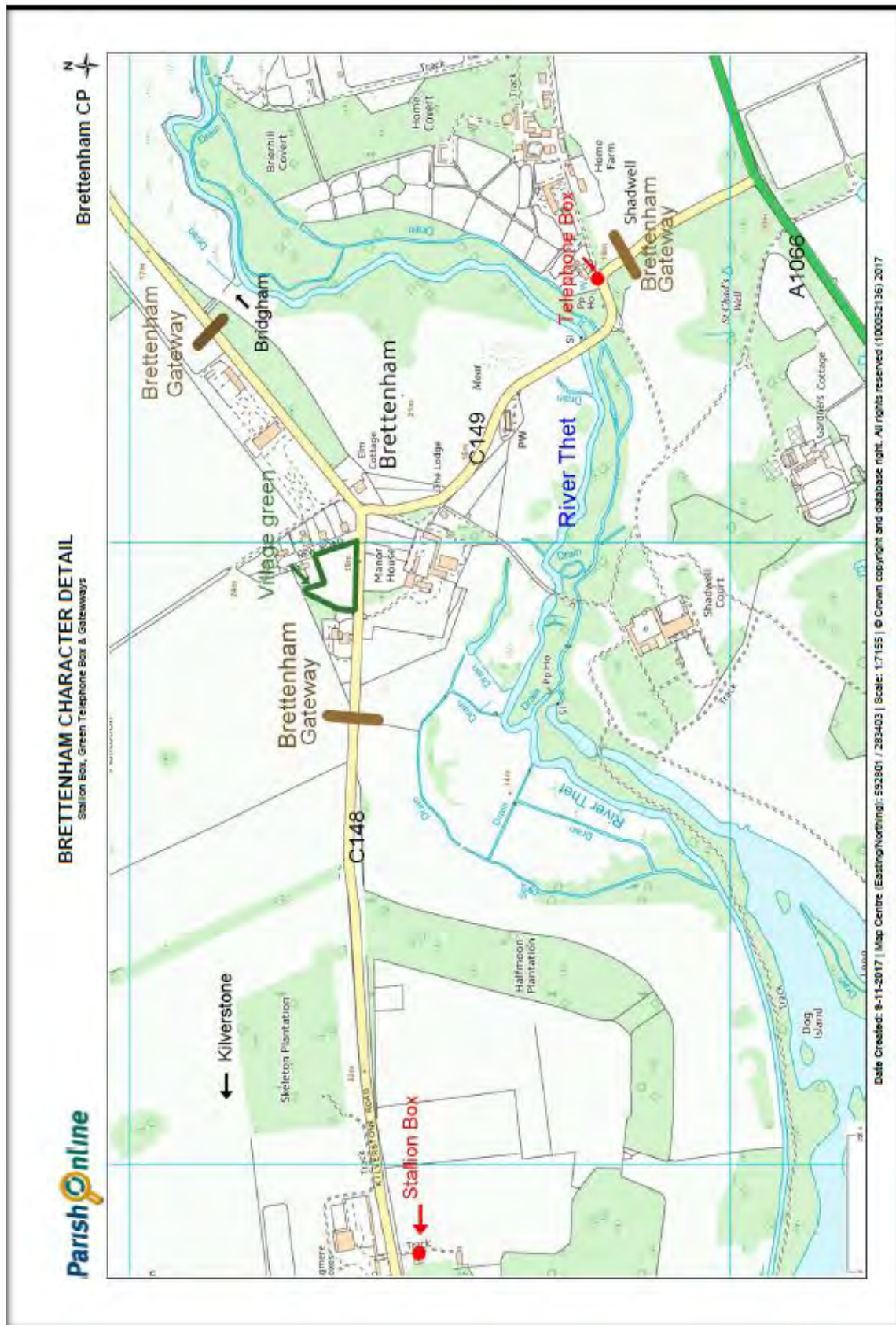




**Map 8a: Brettenham Village Character Area – Survey Area**

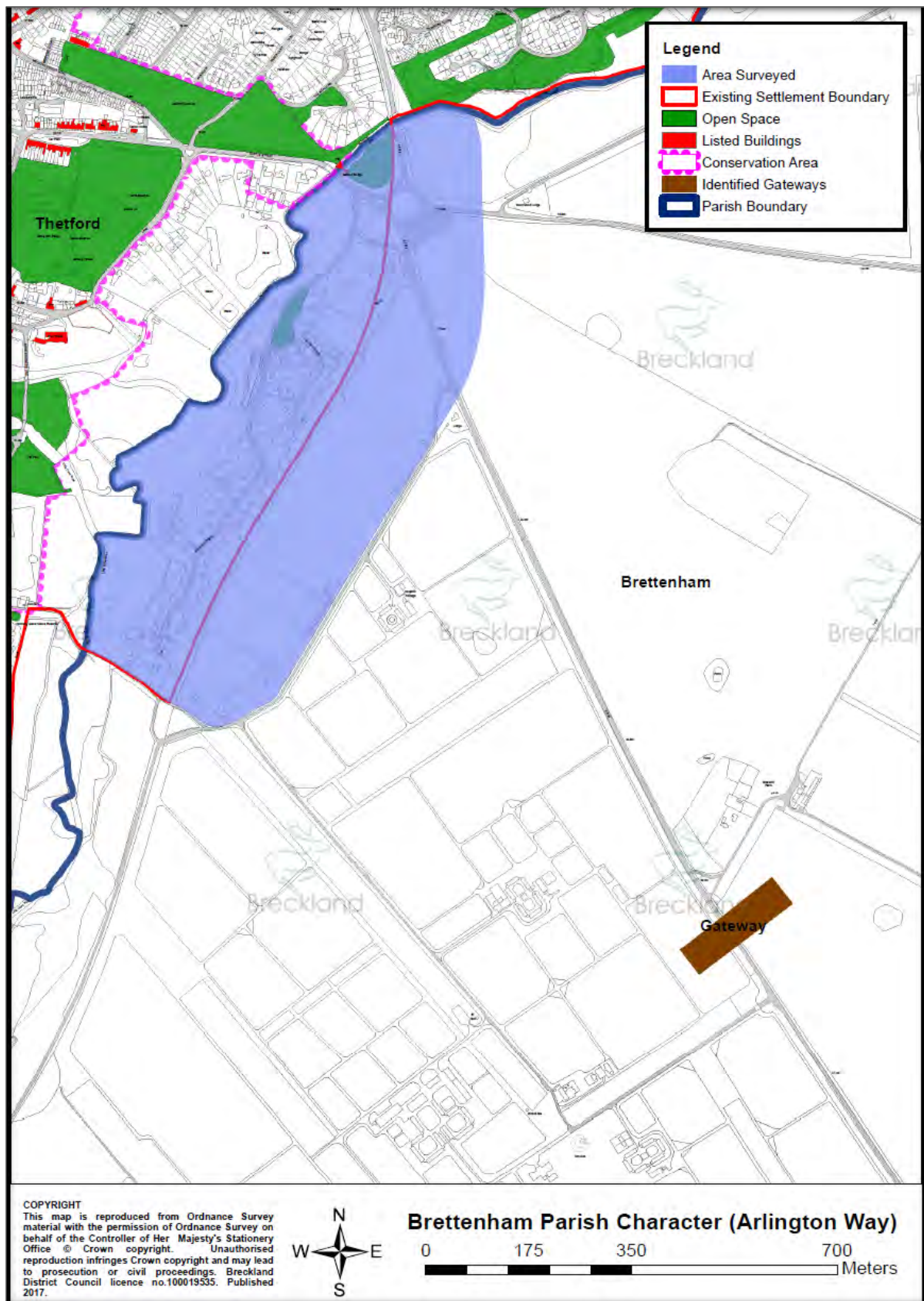


### Map 8b: Brettenham Village Character Area – Survey Findings



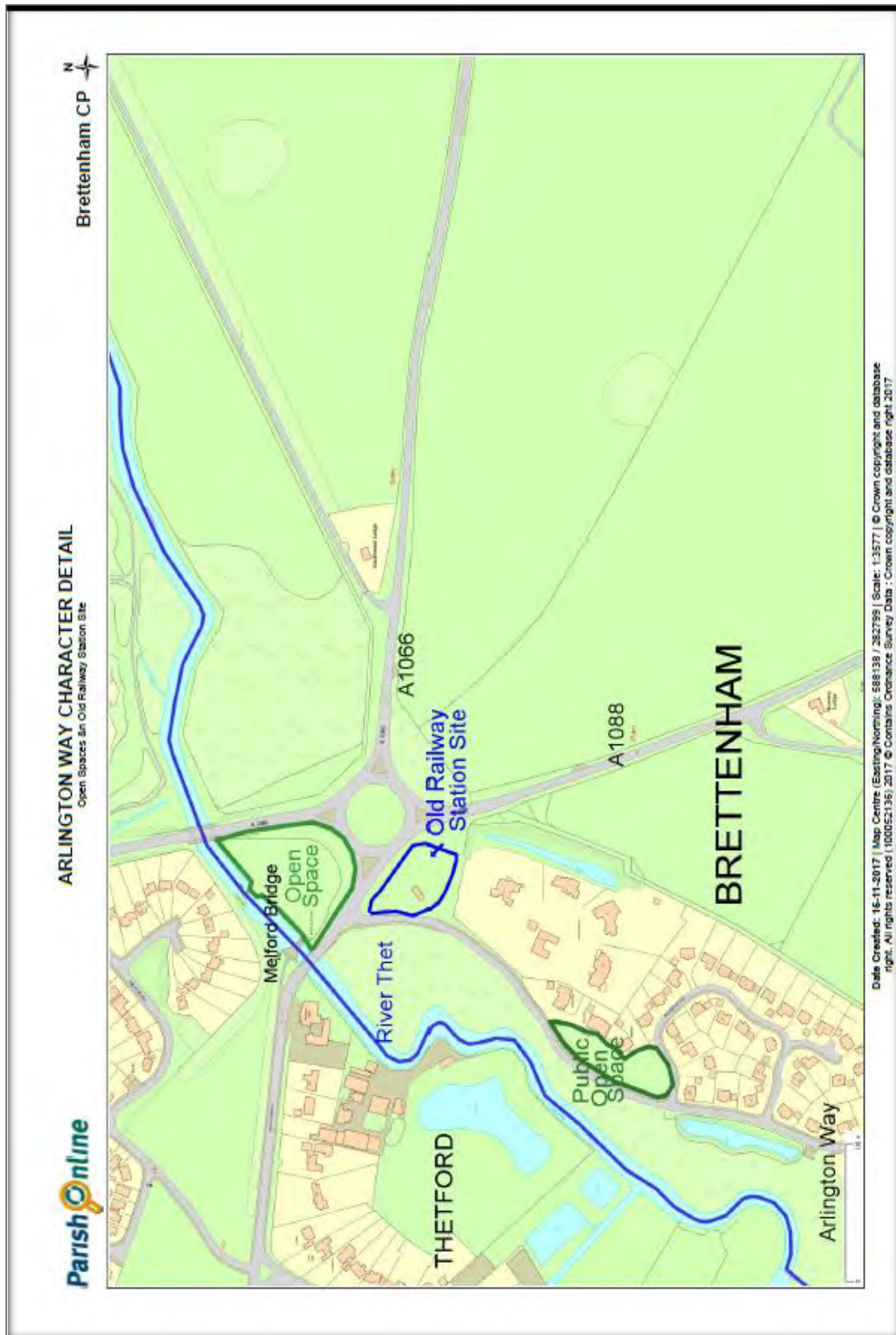


**Map 9a: Brettenham West (including Arlington Way) Character Area – Survey Area**

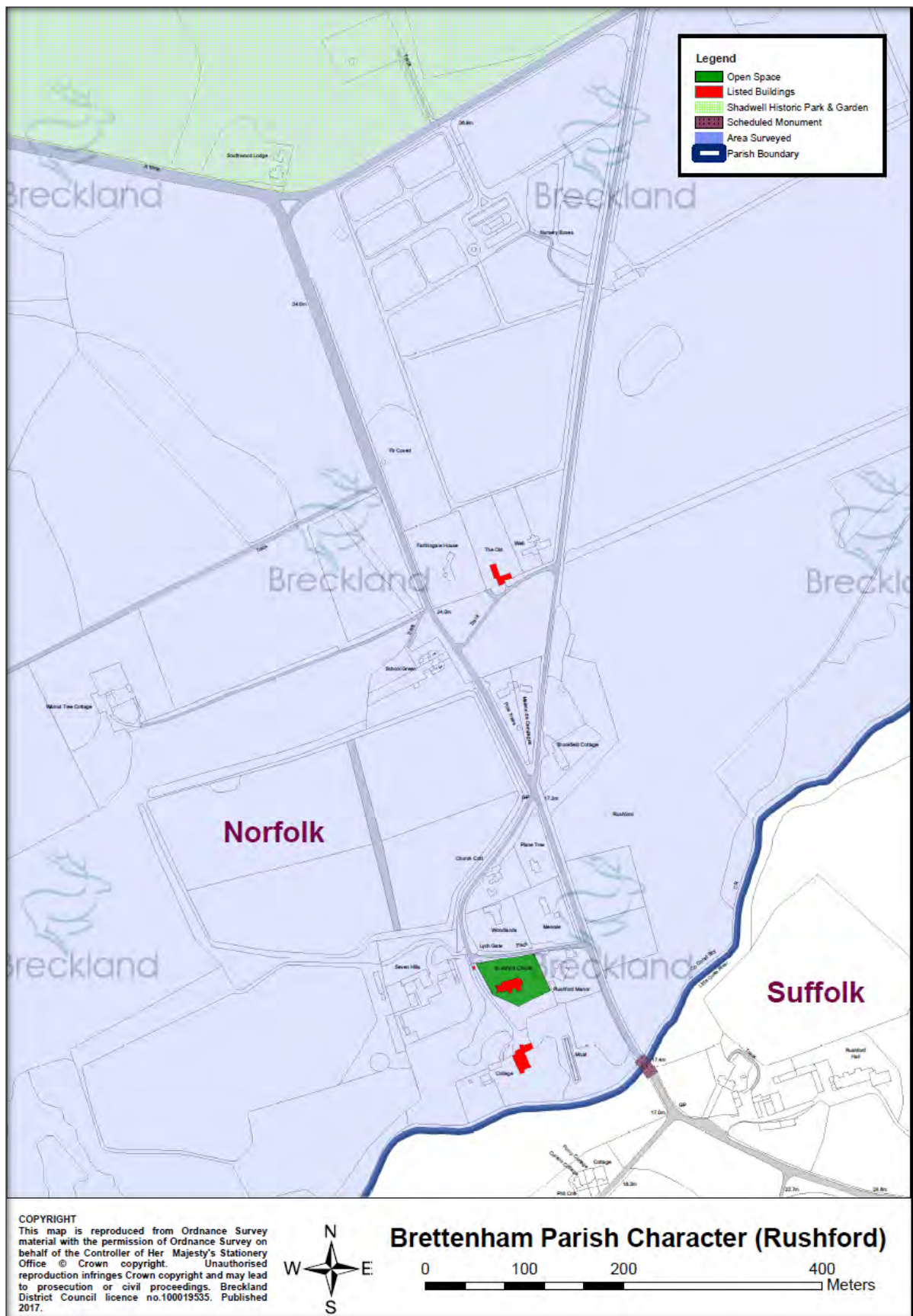




**Map 9b: Brettenham West (including Arlington Way) Character Area – Survey Findings**

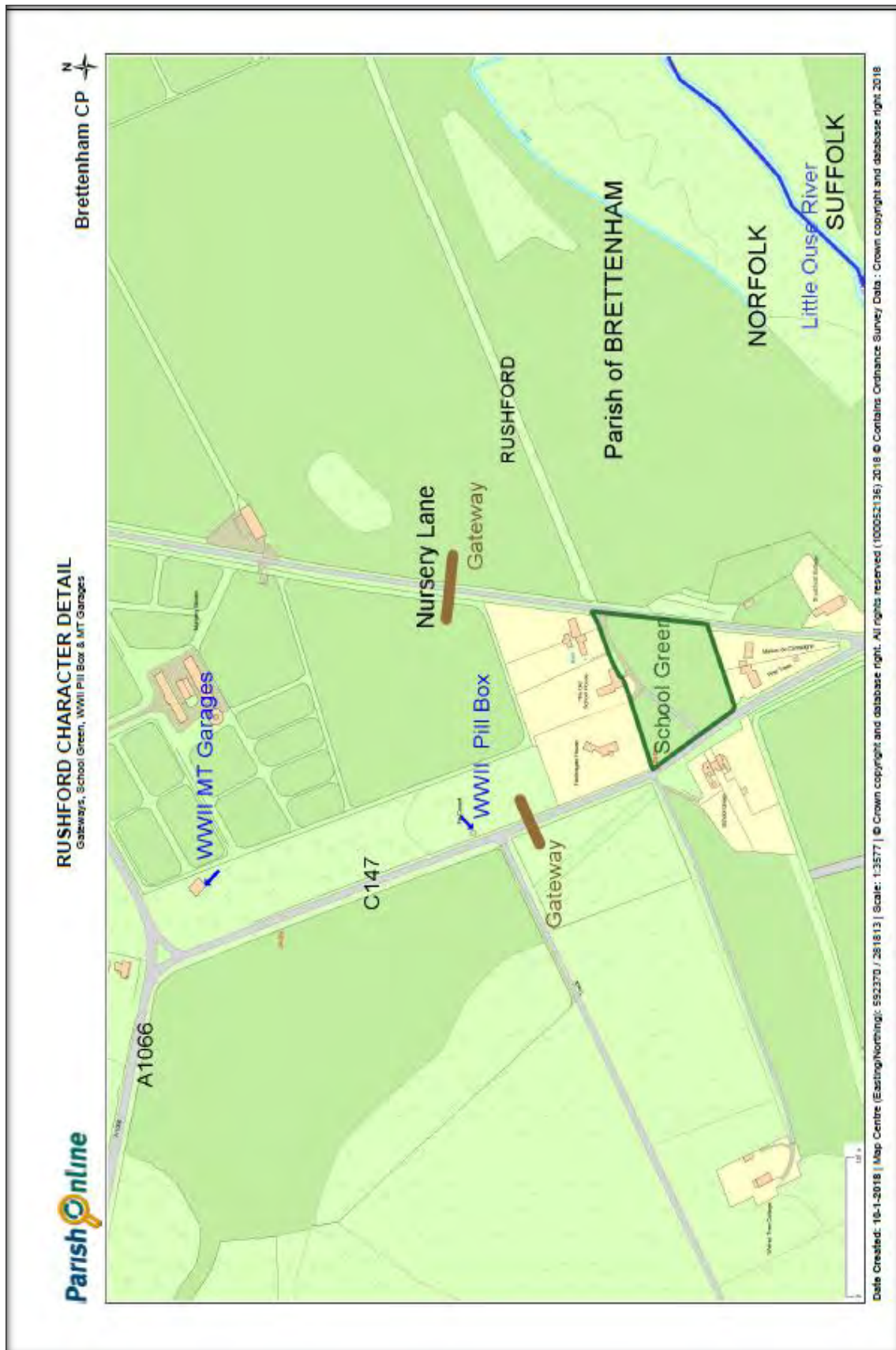


### Map10a: Rushford Character Area – Survey Area

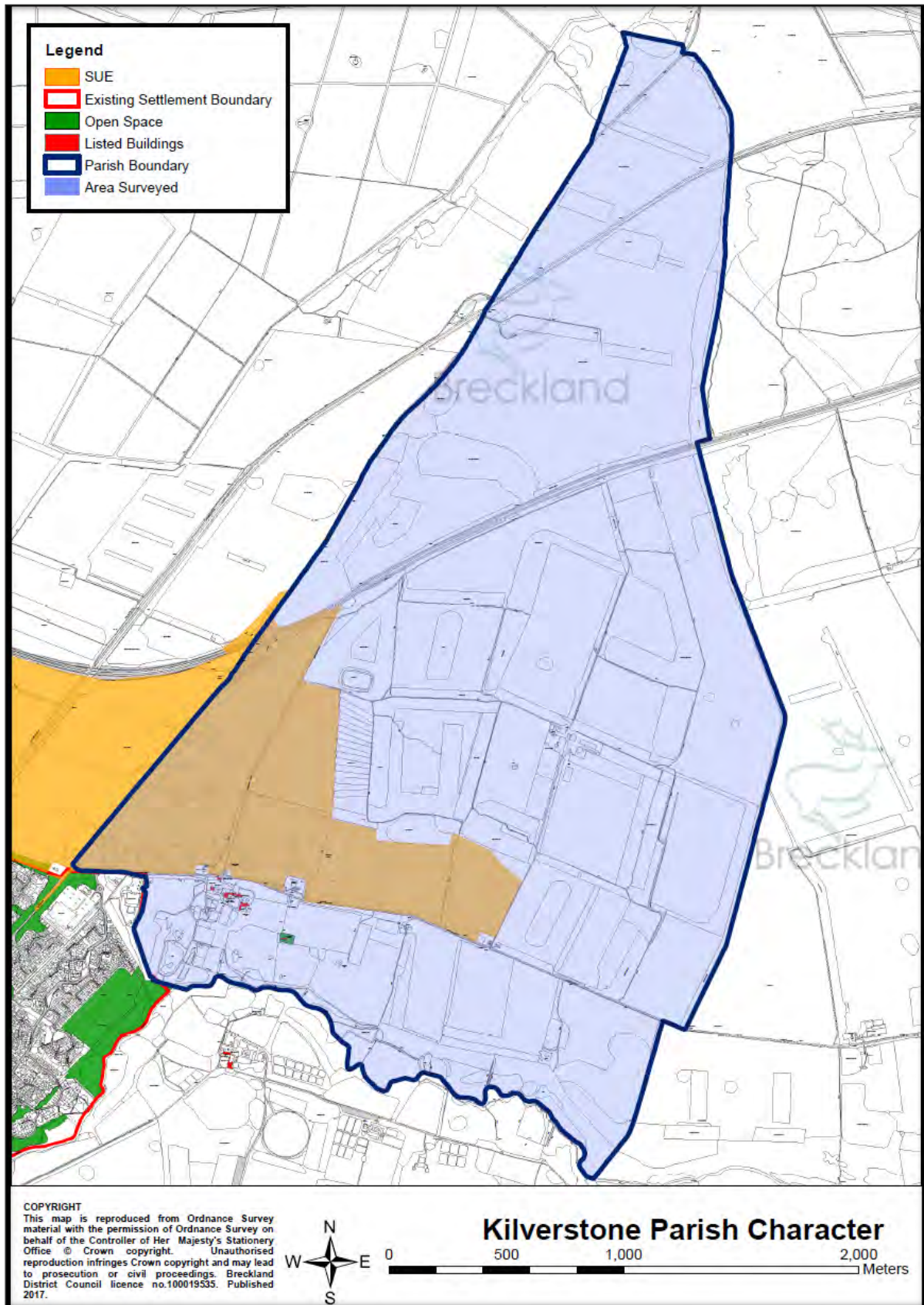




Map 10b: Rushford Character Area – Survey Findings

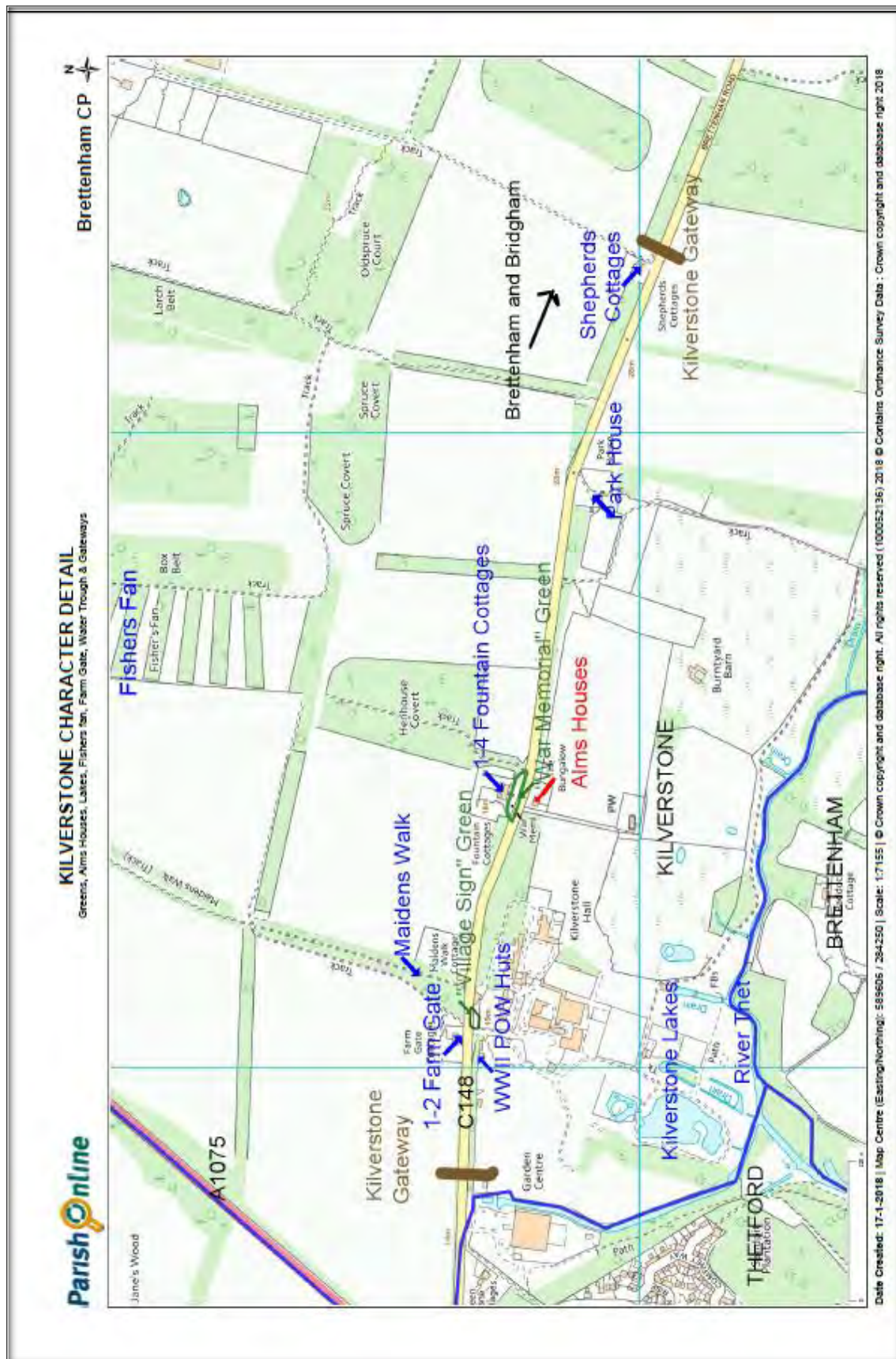


**Map11a: Kilverstone Character Area – Survey Area**





### Map11b: Kilverstone Character Area – Survey Findings



## **Appendix B – List of Heritage Assets**

### **Croxton**

#### **Designated Heritage Assets**

##### Listed Buildings:

Chapel Farm Barn	Grade II
Chapel Farmhouse	Grade II
Wall south from Chapel Farmhouse	Grade II
Croxton Lodge	Grade II
No's 14, 16, & 18 The Street,	Grade II
Hill Farm House	Grade II
Hall Farm House	Grade II
Church Cottage	Grade II
Church of All Saints	Grade I

Croxton Conservation Area

Scheduled Monument at Mickle Hill

#### **Non-Designated Heritage Assets – Potential Candidates for a Local List**

The Vicarage  
Methodist Chapel  
Village Shop and Post Office (Cynthia Della Hoy's Trust Properties)  
The School House  
The Old Bell House  
The Royal Naval Association (RNA) Club  
Hill Rise Cottages

#### **Non-Designated Landscape Features**

Dolines  
Devils Punchbowl  
Area between Croxton Village and the A11

### **Brettenham**

#### **Designated Heritage Assets**

##### Listed Buildings:

K6 telephone Kiosk	Grade II
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Brewery to North of Shadwell Court	Grade II
Fountain in Court, North of Shadwell Court	Grade II
Two Stable Ranges to North/ North West of Shadwell Court	Grade II
Snarehill Hall	Grade II
Church of St Andrew	Grade I
Manor House	Grade II
Manor Farm Barn	Grade II
Shadwell Court	Grade I
Snarehill Barn	Grade II
Dairy North East of Dairy Cottage	Grade II
1-3 Kilverstone Road	Grade II
Forest Lodge	Grade II
Game Larder to North of Shadwell Court	Grade II
Wall to Garden 250 yds South East of Shadwell Court	Grade II
Shadwell Estate Houses	Grade II
Garage and tack room East of Snarehill Barn	Grade II
Gardeners Cottage 350 m south east of Shadwell Park	Grade II

#### Scheduled Monuments at Seven Hills Tumuli and Tutt Hill Barrow

St John Evangelist, Rushford	Grade I
The College, Rushford	Grade II*
College Gates, Rushford	Grade II
Old School House	Grade II

#### Scheduled Monument - Bridge over Little Ouse River, Rushford

#### Historic Parks and Gardens

Shadwell Park, Brettenham	Grade II
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#### Non-Designated Heritage Assets – Potential Candidates for a Local List

“Stallion Box”, Brettenham  
 Former WW2 MT garage, Rushford,  
 Pill Box, north of Farlingale House, Rushford

#### Non-Designated Landscape Features

Village Green, Brettenham  
 School Green, Rushford  
 River Thet, Brettenham  
 Little Ouse River, Rushford  
 Area between Kilverstone and Brettenham, (C148)

## **Kilverstone**

### **Designated Heritage Assets**

#### Listed Buildings:

Church of St Andrew	Grade II*
Kilverstone Hall	Grade II
Kilverstone Club in the grounds of Kilverstone Hall	Grade II
Entrance Lodge to Kilverstone Hall	Grade II
Stable block to Kilverstone Hall	Grade II
Water Tower, Kilverstone Hall	Grade II
Mediaeval Cross Base, Kilverstone Hall	Grade II
Three Table Tombs to the Wright Family	Grade II
Water Trough and War Memorial	Grade II

### **Non-Designated Heritage Assets – Potential Candidates for a Local List**

Ex prisoner of War Huts (now shoot huts)  
1-4 Fountain Cottages  
Park House  
1&2 Farm Gate  
1&2 Shepherd's Cottages

### **Non-Designated Landscape Features**

Memorial Green  
Green hosting Village sign at entrance to Kilverstone Estate  
Area between Kilverstone and Brettenham (C148)

**Appendix C – Glossary**

<b>Affordable Housing</b>	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
<b>Allocation</b>	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
<b>Biodiversity</b>	The whole variety of life encompassing all genetics, species and ecosystem variation including plants and animals.
<b>Brownfield Land or Site</b>	Brownfield land is another term for previously developed land.
<b>Community Facilities</b>	Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community
<b>Conservation Area</b>	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance is protected.
<b>Density</b>	Measurement of the number of dwellings per hectare and often in equivalent dwellings per acre.
<b>Development</b>	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over, or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.
<b>Duty to Cooperate</b>	Local Councils now have a duty to co-operate with their neighbouring Councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities
<b>Environmental Impact Assessment (EIA)</b>	EIA is a procedure that must be followed for certain types of development before they are granted permission. The procedure requires the developer to compile an Environmental Statement (ES) describing the likely significant effects of the development on the environment and proposed mitigation measures.
<b>General Conformity</b>	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
<b>Greenfield Site</b>	Land that has not previously been used for urban development. It is usually land last used for agriculture and located next to or outside existing built-up areas of a settlement.
<b>Habitat</b>	The natural home of an animal or plant, often designated as an area of nature conservation interest.

<b>Infrastructure</b>	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
<b>Landscape Character Assessment</b>	A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.
<b>Listed Building</b>	A building or other structure of Special Architectural or Historic Interest. The grades of listing are grade I, II* or II.
<b>Local Development Framework (LDF)</b>	The old-style portfolio or folder of Development Plan Documents and Area Action Plans which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Local Plans have now replaced the Local Development Framework.
<b>Local List</b>	A list of buildings identified for their local historic, architectural or cultural contribution to the character of an area. The Local List is compiled and adopted by the Local Planning Authority
<b>Local Nature Reserve(LNR)</b>	Area designated under the National Parks and Access to the Countryside Act (1949) as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.
<b>Local Plan</b>	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
<b>Local Planning Authority(LPA)</b>	The Local Government body responsible for formulating Planning Policies in an area, controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority.
<b>Material Consideration</b>	A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
<b>Mixed Use (or Mixed-Use Development)</b>	Provision of a mix of complementary uses, such as residential, community and leisure use, on a site or within a particular area.
<b>Nature Conservation</b>	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.
<b>National Nature Reserve(NNR)</b>	An area designated by Natural England to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
<b>National Planning Policy Framework</b>	The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning

<b>(NPPF)</b>	policies. The NPPF is published by the Department of Communities and Local Government.
<b>Neighbourhood Plans</b>	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
<b>Open Space</b>	Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
<b>Planning Condition</b>	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order
<b>Planning Obligation</b>	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
<b>Protected Species</b>	Plants and animal species afforded protection under certain Acts of Law and Regulations
<b>Section 106 Agreement</b>	A legal agreement under Section 106 of the 1990 Town and Country Planning Act. See also: Planning Obligations and Agreements.
<b>Site of Special Scientific Interest (SSSI)</b>	A SSSI is identified by Natural England as requiring protection from damaging development on account of its flora, fauna, geological and/or physiological features.
<b>Special Areas of Conservation (SAC)</b>	Special Areas of Protected sites designated under the EC Habitats Directive.
<b>Special Protection Area (SPA)</b>	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
<b>Strategic Environmental Assessment (SEA)</b>	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
<b>Sustainable Development</b>	Meeting peoples' needs now, socially, environmentally and economically, without jeopardising the needs of future generations. There are three dimensions to sustainable development as seen in paragraph 7 of the NPPF: - economic contributing to a strong, competitive economy; - social-supporting strong, vibrant and healthy communities and – environmental contributing to protecting and enhancing the natural, built and historic environment.
<b>Sustainability</b>	To identify and evaluate what the effects of the strategy or plan are

<b>Appraisal (SA)</b>	likely to be on social, environmental and economic conditions of the strategy or plan area
<b>Tree Preservation Order (TPO)</b>	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority

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## **Appendix D - Other Useful Guidance**

The following general guidance published by Historic England has also been useful guidance in preparing the neighbourhood plan:

- HE Advice Note 2 - making changes to heritage assets:  
[<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>](https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/)
- HE Good Practice Advice in Planning 3 - the setting of heritage assets:  
[<https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>](https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf)

In addition, reference has been made in the JNP to the following other publications/websites or sources of information:

Breckland Council, 2015. *Emerging Local Plan*:

<http://www.breckland.gov.uk/content/document-library-publications>

Breckland District Council Planning Policy, Emerging Local Plan and Thetford Area Action Plan

[Documents Library/Publications - Breckland](#)

Breckland District Council, 2015. *Open Space Parish Council Schedule*.

s.l.:[https://www.breckland.gov.uk/sites/default/files/Uploads/planning\\_building\\_control/Open%20Space%20Parish%20Schedule%202015%20%5BN-S%5D.pdf](https://www.breckland.gov.uk/sites/default/files/Uploads/planning_building_control/Open%20Space%20Parish%20Schedule%202015%20%5BN-S%5D.pdf).

British Listed Buildings, 2016. *British Listed Buildings*. [Online] Available at:

<http://www.britishlistedbuildings.co.uk/england/norfolk>

The Brecks [www.brecks.org](http://www.brecks.org)

Planning Aid England/RTPI : [Neighbourhood planning](#)

## **Appendix E - Photographic Credits**

### **Cover:**

All Saints Church, Croxton	R King
Bridge over R Ouse, Rushford	A Poulter
St Andrew's Church Brettenham	A Poulter
Water Trough, Kilverstone	Survey Team

Pg15 - Brecks Treeline	Brecks Partnership
Pg16 - Chapel Farm, Croxton	R King
Hall Farm, Croxton	J Goucher
Devils' Punch Bowl	R King
Village Gateway	R King

Pg18 - Arlington Way, Brettenham	Survey Team
Lych Gates, Rushford	A Poulter
Village sign, Kilverstone	Survey Team
1&2 Shepherd's Cottages	Survey Team

Pg19 - Croxton Stores	R King
Croxton Stores	R King

Pg21 - Kilverstone Hall	Lady Kay Fisher
Shadwell Court Entrance	Survey Team

Pg22 - National Cycle Route 30	R King
Signage, Croxton	R King

Pg23 - Riverside Pathway,	M Engwell
Riverside, Brettenham	M Engwell
Riverside, Brettenham	M Engwell

Pg24 - St John, the Evangelist	A Poulter
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Pg36 - Croxton Southern Gateway	R King
Northern Gateway	R King
North Eastern Gateway	R King

Pg37 - Brettenham Gateway from A1088	R Childerhouse
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Pg58 - Croxton Local List:	
The Vicarage	J Goucher
Methodist Chapel	R King
Shop and PO	R King
Old School House	R King

Old Bell House	R King
Former RNAA Club	R King
Hill Rise Cottages	R King
Pg60 - Green Spaces	
High Tree Close, Croxton	R King
Village Green, Brettenham	Survey Team
School Green, Rushford	A Poulter
Pg61 - Green Hosting Sign,	Survey Team
Kilverstone	
Memorial Green, Kilverstone	Survey Team
Pg63 - Almshouses, Kilverstone	A Poulter
Pg65 - Local List, Brettenham & Kilverstone	
Stallion Box, Brettenham	S Holmes-Smith
WW2 MT Garage, Rushford	A Poulter
Pill Box, Rushford	A Poulter
Pg66 - Ex POW Huts, Kilverstone	S Holmes-Smith
Lodge Farmhouse, Kilverstone	S Holmes-Smith
1-4 Fountain Cottages	S Holmes-Smith
Park House, Kilverstone	S Holmes-Smith
1&2 Farm Gate, Kilverstone	S Holmes-Smith
1&2 Shepherd's Cottages	S Holmes-Smith
Pg68 - Old Railway Site, Brettenham	M Engwell

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## **Appendix F – Contributors**

### **Joint Steering Group Membership:**

<b><u>Croxton</u></b>	<b><u>Brettenham &amp; Kilverstone</u></b>
R King (Joint Chairman)	A Poulter (Joint Chairman)
I Andrews	M Engwell
D Stephens	R Herries
G Goucher	S Holmes-Smith
C Carr	P Wright
	G Brown

### **Other Contributions:**

The Joint Steering Group wish to extend their gratitude to the following local residents who also contributed to the evolution of the Joint Neighbourhood Plan.

Dr M Hadley-Brown  
 Dr F.W.J de Bass  
 Mrs M. Raker  
 Mrs D. Goucher  
 Mr P.J. White  
 Mrs G.M. White

Planning Consultant: Andrea Long, Compass Point Planning and Rural Consultants