

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



All Saints Church, Croxtan



Bridge over River Ouse, Rushford



St Andrew's Church, Brettenham



Water Trough, Kilverstone

Consultation: 11TH August 2017 to 29th September 2017

CONTENTS	2
Preface	4
Introduction	6
Life in Croxton and Brettenham & Kilverstone Today	14
A Vision for the Parishes	21
Draft Policies	24
<u>Thematic Policies for both Parishes</u>	
JNP1 : Housing Design and Materials	26
JNP2 : Housing Density	28
JNP3 : Enhancing Village Gateways and Protecting local landscape character	29
JNP4 : Integrating new development	31
JNP5 : Historic Environment and Character	33
JNP6 : Transport and Highway Safety	35
JNP7 : Community facilities	37
JNP8 : Employment	39
JNP9 : Strategic Gaps	40
<u>Policies for Croxton</u>	
JNP10 : Character Appraisal for Croxton	43
JNP11 : Areas for Enhancement in Croxton	45

Policies for Brettenham & Kilverstone

JNP12 :	Kilverstone Alms Houses	46
JNP13 :	Character Appraisal for Brettenham & Kilverstone	47
JNP14 :	Areas for Enhancement in Brettenham & Kilverstone	49

Implementation and Monitoring 50

Appendix A :	Character Area Maps	51
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PREFACE

This consultation draft Neighbourhood Plan for Croxton and Brettenham & Kilverstone has been prepared over the course of 2016/17 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 a number of 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, open events and other research and analysis. Local teams of volunteers undertook the Character Appraisal work.

In January 2017, Breckland Council provided a Re-Screening Determination for Strategic Environmental Assessment in respect of the Informal Consultation version of this plan. The Screening Opinion suggested some additional wording to a number of policies in respect of potential impacts on protected nature conservation sites. These comments have been taken on board and changes have been 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
- Revised Plan – January-April 2017

During the informal consultation stage, an informal drop –in event was held on Saturday 29th October 2016, where local 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/>

The Parish Councils are seeking your views on the revised plan and also on the revised Character Appraisal, which has helped to inform it.

The consultation period will run from **11 August 2017 to 29th September 2017**. Comments should be made in writing and sent either to:

croxtonparish@gmail.com or clerk@brettenhamandkilverstonepc.co.uk

The draft 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 will be taken into account in producing further versions of the Plan. All comments received will be 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 of 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 parish of Thetford but within the rural parishes of Croxton, Brettenham and Kilverstone, there was considerable concern from the residents of the rural parishes about the impacts of this large scale development on the rural areas. How the new development would physically integrate with the existing development was a key concern but also of equal concern was 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 a number of policies which any future development in the parishes must take into account.
- 1.12 Alongside a vision and objectives, these draft policies have been developed over the last 18 months and we are now 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 a number of sections as follows:

Life in Croxton and Brettenham & Kilverstone today

A vision for the villages

Themed Policies

- Housing Design
- Housing Density
- Village Gateways and Local Landscape Character

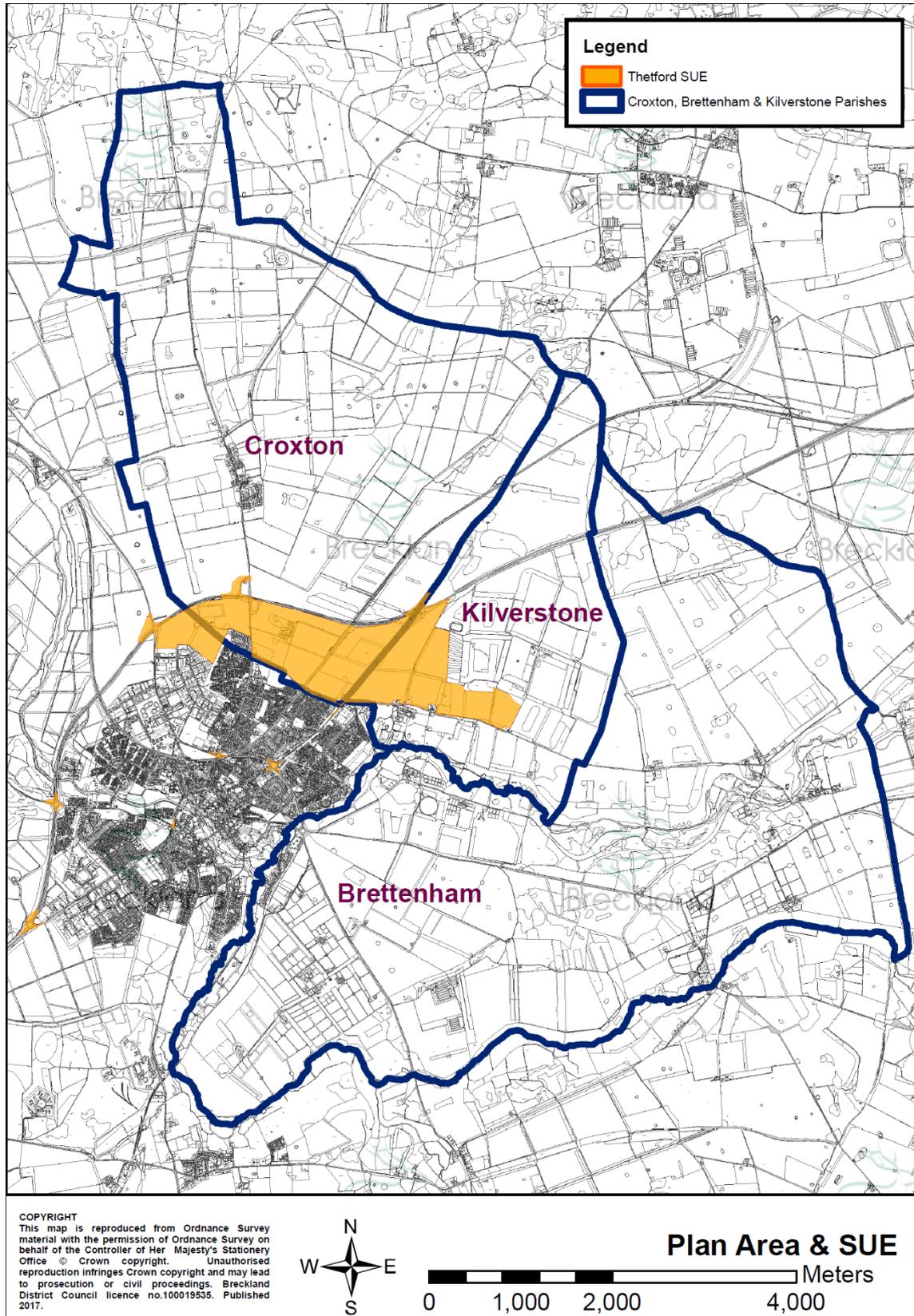
- Integrating new development
- Historic Environment and Character
- Transport and Highway Safety
- Community Facilities
- Employment
- Strategic Gaps

Parish Specific Policies

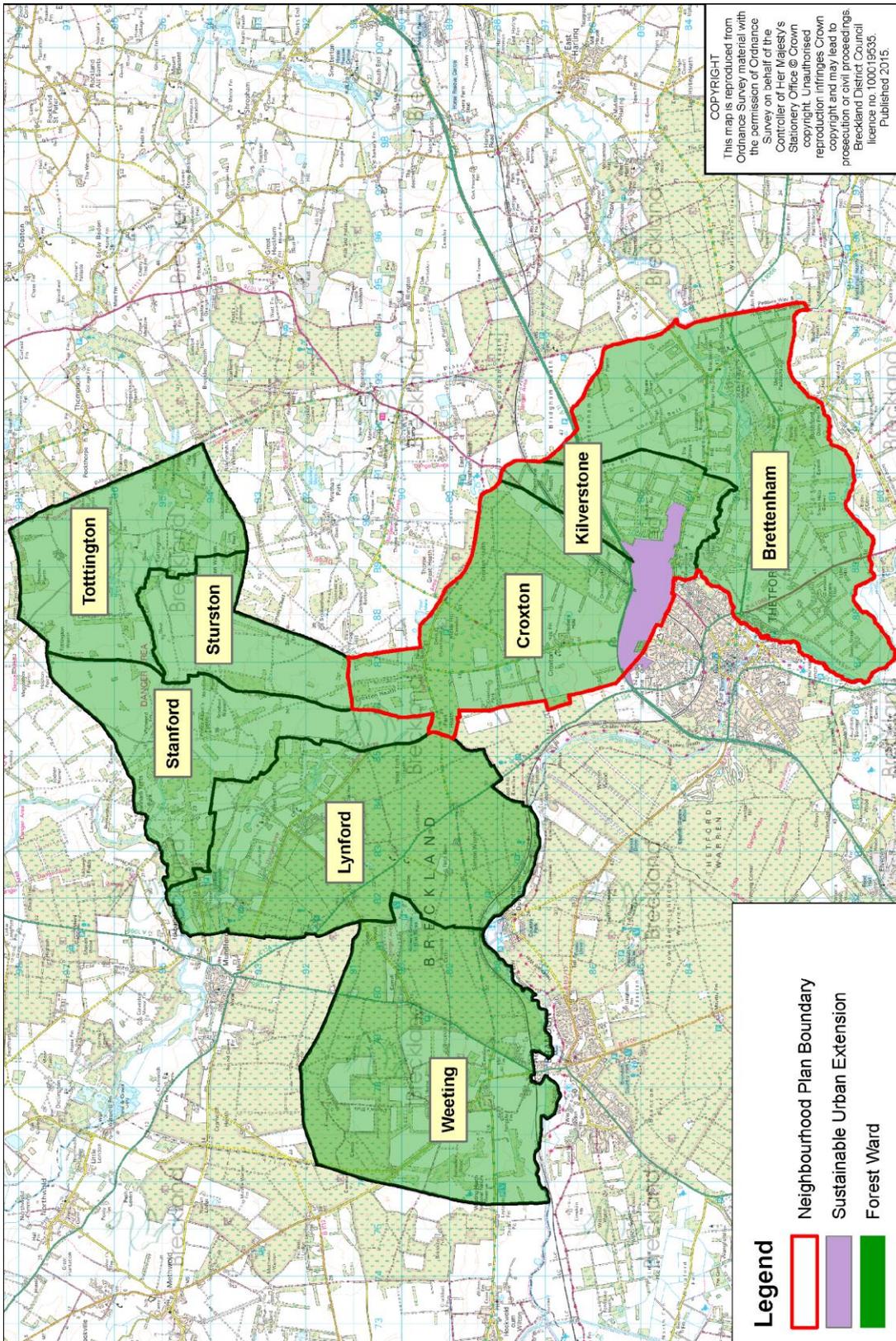
- Croxton
 - Character Appraisal for Croxton
 - Areas for Enhancement in Croxton
- Brettenham & Kilverstone
 - Kilverstone Alms Houses
 - Character Appraisal for Brettenham & Kilverstone
 - Areas for enhancement in Brettenham & Kilverstone

Implementation and Monitoring.

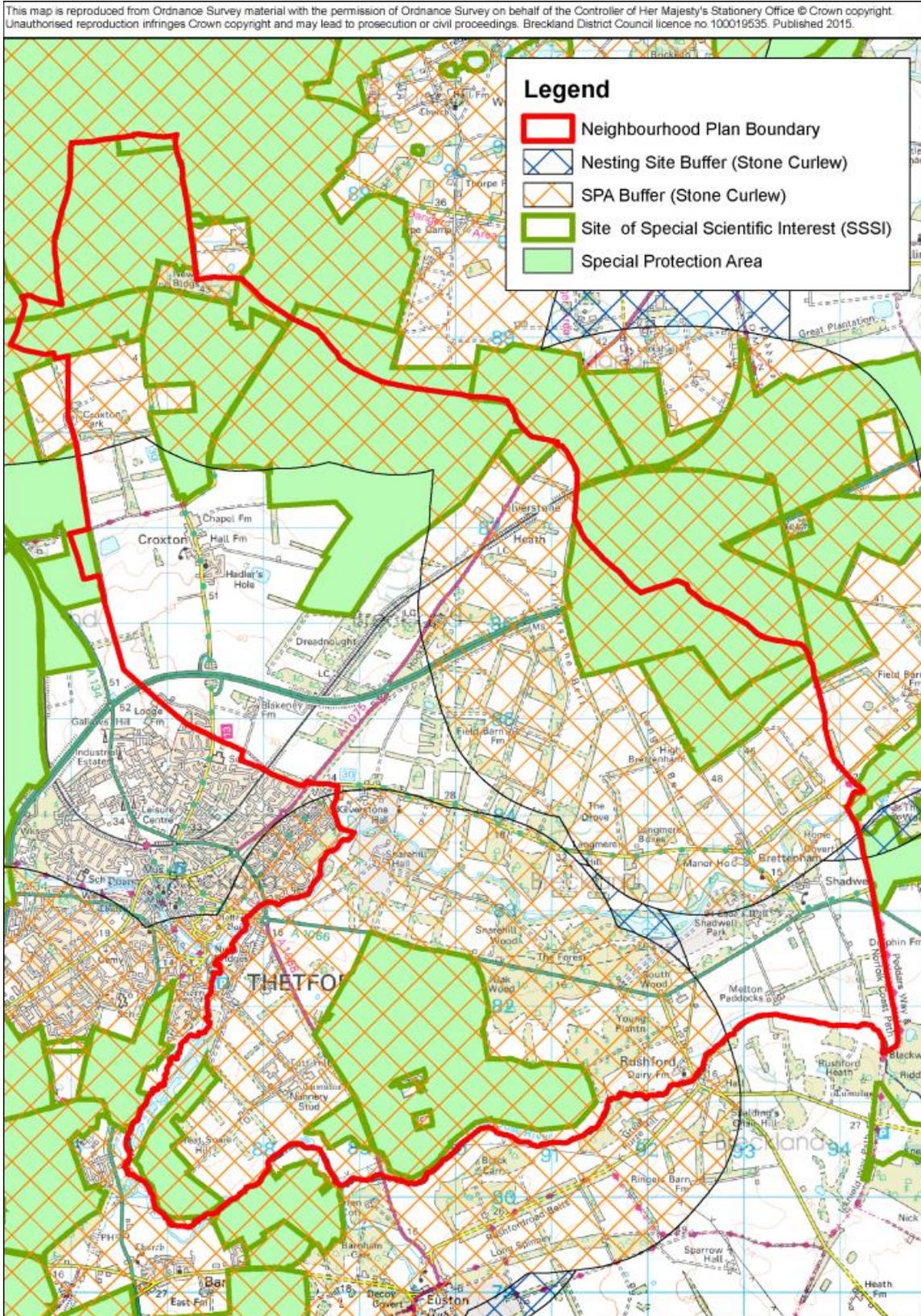
Map 1: Joint Neighbourhood Plan (JNP) Area and Sustainable Urban Extension



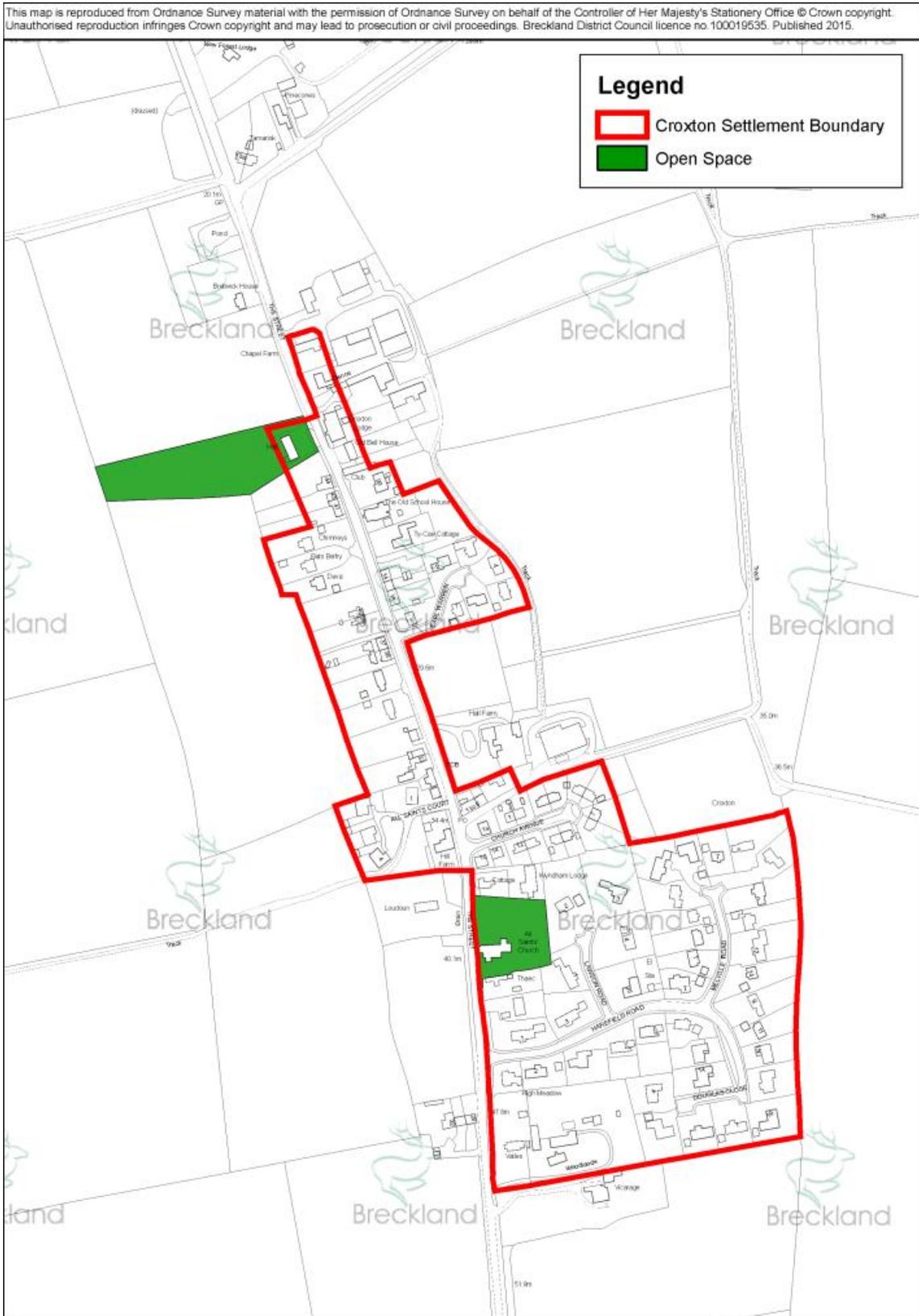
Map 2: Breckland District Council Forest Ward



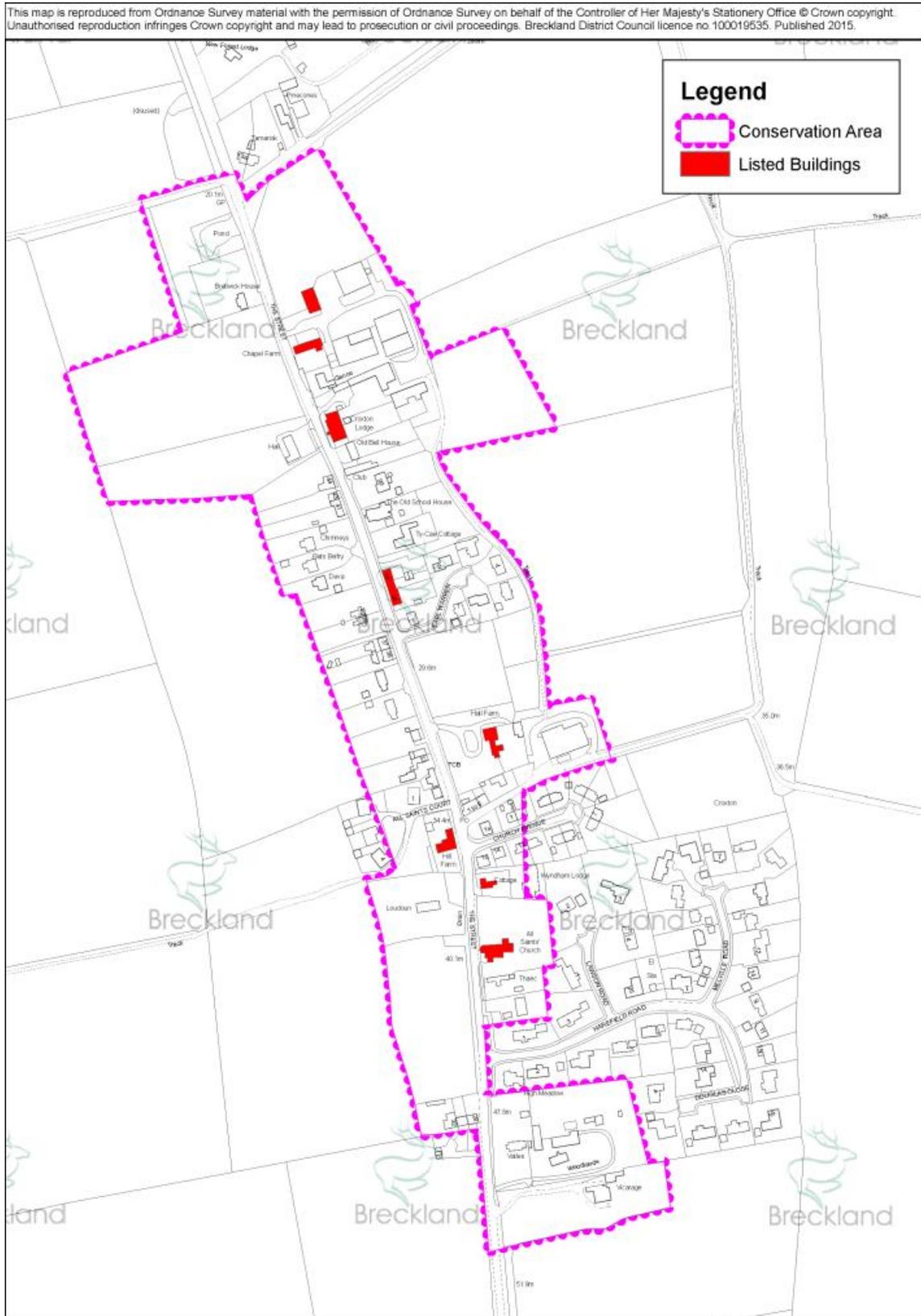
Map 3: Natural Environment



Map 4: Croxton Settlement Boundary



Map 5: Croxton Conservation Area



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).

Croxton

- 2.3 The parish of Croxton is located 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 of Norwich, within the Forest Ward forming part of Breckland District Council area.
- 2.4 It includes a Breckland Village surrounded by open farmland and forestry - but with good access to Norwich and Cambridge.
- 2.5 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.
- 2.6 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.
- 2.7 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.
- 2.8 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.

- 2.9 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.
- 2.10 The Conservation Area was designated in 1974 but there is no recent Conservation Area Appraisal or Management Plan in place.
- 2.11 Croxton currently has a settlement boundary as defined by the 2012 Adopted Site Specifics Policies and Proposal Development Plan DPD. The Residents' Questionnaire revealed a strong feeling from local residents for that settlement boundary to remain unaltered.
- 2.12 However in consultation on the emerging Breckland District Local Plan, specifically the most recent consultation on the Interim Local Plan (October 2016), it is proposed by Breckland Council to remove this settlement boundary. The consultation and explanation can be found at:

http://consult.breckland.gov.uk/portal/planningpolicy/local_plan_preferred_sites_and_settlement_boundary/interim_consultation?pointId=s1454929553686

- 2.13 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 within this Joint Neighbourhood Plan to identify, remove, amend or alter the settlement boundary.

Brettenham & Kilverstone

- 2.14 The parishes of Brettenham & Kilverstone consist of the hamlets of Brettenham, Kilverstone and Rushford and surrounding communities with the addition of the residents at Arlington Way (which similarly to Hill House Lane/Heathlands Drive in Croxton is also adjacent to the built up area of Thetford but separated by the Little Ouse River).
- 2.15 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. The Brecks has one of the most distinctive landscapes in the UK and boasts the best overall climate with low rainfall and hot summers.
- 2.16 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.

- 2.17 The 2 parishes form a single Parish Council and lie in the Breckland District Forest Ward and Guiltcross Division of Norfolk County Council.
- 2.18 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.
- 2.19 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 Breckland District Local Plan) – Area of Important Landscape Quality.

Living in the Parishes of Croxton, Brettenham & Kilverstone Today

Living in Croxton

- 2.20 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, an RNA Club plus a number of separately organised Activity Groups. The Village Hall Management Committee also organise a number of events throughout the year.
- 2.21 Until recently there was a very well used Post Office facility with a small retail shop outlet. These facilities are no longer available.
- 2.22 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.
- 2.23 The population of the Parish today is around 350, spread throughout the parish, the majority of who live within and around the village. Residents are according to the census, are well educated with more than half being retired.

Living in Brettenham & Kilverstone

- 2.24 The history of the parishes stretch back to the early thirteenth century village 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. There are only 2 retail outlets, both in Kilverstone, a supermarket and garden centre.
- 2.25 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). At present, there are no schools in this area, although the TAAP envisages 3 primary and 1 secondary schools in the SUE, as well as other supporting infrastructure.
- 2.26 The population of the 2 parishes is some 330, 280 in Brettenham and 50 in Kilverstone. There are 195 residents at Arlington Way and 28 in Rushford.

Working in the Parishes of Croxton, Brettenham & Kilverstone today

Working in Croxton

- 2.27 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.
- 2.28 Wayside Mews Collectibles are located in The Flint Barn, specialising in Ephemera dating from the 15th century to the 1950's. Dave's Emporium Ltd, a largely web based business selling home items is located at Bretwick House.
- 2.29 To the north of the Parish sits the MOD Training Area (STANTA) which contains Bodney Camp. The local headquarters of the Defence Estates is located here and does offer some civilian opportunities plus being a major contributor to the economy of the area.

Working in Brettenham & Kilverstone

- 2.30 Residents are a mix of those who are retired, work on the estates, and work out of the area or week end commute.
- 2.31 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
- 2.32 There are unsurprisingly a number of 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.
- 2.33 Thetford Garden centre is located within 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 also a Veterinary Practice located within the small area of business units adjacent to the Kilverstone Estate.

Getting around Croxton and Brettenham & Kilverstone

Getting around Croxton

- 2.34 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.
- 2.35 The parish is serviced 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
- 2.36 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.
- 2.37 There are few paved footpaths outside of the main residential areas; however National Cycle Route 30 does pass through the village.
- 2.38 There is one bus route - a one bus 5 day service from Watton passing through Croxton.

Getting Around Brettenham & Kilverstone

- 2.39 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.
- 2.40 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.
- 2.41 The parishes enjoy close 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 Bury St Edmunds.

The physical environments of Croxton and Brettenham & Kilverstone

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

Croxton

- 2.43 Despite its proximity to Bury St Edmunds and Thetford, the parish remains rural with a village surrounded on all sides by a mixture of agricultural land (arable and pasture). It also has the forest within easy walking distance.
- 2.44 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

- 2.45 Brettenham remains a rural parish surrounded on all sides 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.

- 2.46 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.
- 2.47 The southern and western borders of Brettenham are the Little Ouse and the river Thet runs east west through the middle of the parish with some large lakes alongside the Little Ouse (Nunnery Lakes).
- 2.48 Despite there being no Conservation Area designation the historic fabric of the parishes is rich. There are a number of 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).
- 2.49 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 1230 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.

Character Appraisals for Croxton, Brettenham & Kilverstone

- 2.50 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 as a preliminary idea and through consultation with local people It is hoped this will be refined and adapted through consultation and result 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 Actin 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 two parishes.

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)*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.

Objectives

- 3.3 To accompany the vision the Parish Councils have prepared and tested a number of more detailed objectives.
- 3.4 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.

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

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 preserve and enhance existing open spaces, important views, heritage and wildlife areas throughout the parishes and in and around the villages
- To preserve and enhance local distinctiveness in the built heritage and natural environment and to protect the setting of locally important heritage assets
- To protect 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.
- Protect and enhance the strategic gaps identified

Community Facilities

- To acknowledge that the increase in population arising from the SUE will drive the need for additional primary care, education and social facilities which the SUE will need to accommodate and which the existing communities can share.
- Support opportunities for new open space and play provision and also 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
- To improve conditions for walking and cycling around and through the villages and where possible increase opportunities for the use of public transport.

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 .

Setion 4: Draft Policies

This chapter contains policies that relate to both parishes e.g. Croxton and Brettenham & Kilverstone – these are referred to as thematic policies and are numbered JNP1- 9.

In addition there are policies that are specific to one or other of the Parishes – these are numbered JNP 10-14.

Thematic Policies applying to both Parishes

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 new development within the SUE (Sustainable Urban Extension) with the existing development in the parish.	Area wide Policy
JNP5	Historic Environment and Character	Area wide Policy (informed by Character Appraisal Work)
JNP6	Transport and Highways Safety	Area wide Policy
JNP7	Community Facilities	Area wide Policy
JNP8	Employment	Area wide Policy
JNP9	Strategic Gaps	Area wide (informed by Character Appraisal Work)
JNP10	Character Appraisal for Croxton	Croxton (informed by Character Appraisal Work)

Croxton, Brettenham & Kilverstone Joint Neighbourhood Plan

Regulation 14 – Consultation Draft

JNP11	Areas for Enhancement in Croxton	Croxton (informed by Character Appraisal Work)
JNP12	Brettenham and Kilverstone Alms Houses	Brettenham & Kilverstone
JNP13	Character Appraisal for Brettenham and Kilverstone	Brettenham & Kilverstone (informed by Character Appraisal Work)
JNP14	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 will need to reflect the existing form and structure of the relevant settlement. It will also need to reflect and complement the rural character and cultural history of the area.

New buildings should respect the vernacular design of existing buildings of the relevant settlement and should allow adequate space between buildings to retain the form and character of the parish.

The design of new residential development both within and outside of the SUE (Sustainable Urban Extension) should deliver high quality design and not adversely impact on the protected sites and 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 help to maintain the rural character of the village and parish.

To achieve this:

Development proposals should have careful regard to the height, layout, building line, massing, scale of existing development in the immediate area and indirect impacts to protected sites through increased access and recreational pressure;

- 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) Sufficient external space should be provided to enable refuse, recycling and compost to be stored out of sight. There should also be sufficient storage space for items commonly stored in garages;**
- 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;**
- e) Where possible, existing natural features such as trees or hedgerows should be retained, unless their removal results in an ecological gain or an improvement to green open space or important views.**

A mix of housing types (including affordable housing and sheltered housing), design styles and design variety within the SUE is essential but it must also reflect the prevalent design and detailing of buildings within the parish (as identified in the Character Appraisal) and respect the spatial, visual and historical context of the parish.

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 both 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 This policy will apply to development both inside and outside of the Sustainable Urban Extension (SUE) and also to single dwellings or extensions.

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 (as identified in the Character Appraisal) in order to reflect the local character and appearance.

Higher densities will be acceptable within the central areas of the SUE but it will be expected that there would be a gradual decrease in density at the edges of the development where the character becomes more rural and closer to existing rural development.

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 Regulation. Impacts can result from direct land take or disturbance from indirect impacts from recreation and access associated with new housing development.

Reasoned justification

- 4.8 As stated in Policy JNP1 above the design of new housing development is considered to be of high importance to residents of the parishes. It is acknowledged that the majority of 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 local 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.

Enhancing village gateways and protecting local landscape character

POLICY JNP3 Enhancing village gateways and protecting local landscape character

The visual and scenic value of the landscape and countryside surrounding the parishes will be protected from development that may adversely affect this character, with particular consideration given to the more sensitive areas and features such as those considered to be typical of the Brecks area e.g. forests of coniferous softwoods, lines of scots pines and open heathland.

Undeveloped gaps between settlements or parts of a settlement which contribute to the character of the area will also be protected from unsuitable development. (See Policy JNP9- Strategic Gaps).

Proposals that will enhance the visual appearance of an approach or “gateway” to a village (or part thereof) will be supported and opportunities to improve the public realm in these areas through the use of appropriate hard or soft landscaping measures will be encouraged.

Where a biodiversity is lost as a result of proposed development, it will be expected to be compensated for elsewhere within the site, if possible, or elsewhere in the vicinity and thereby achieve a net gain in biodiversity in the neighbourhood plan area through the creation of high quality habitats, connectivity to other habitats in the landscape, and the use of locally characteristic species.

Proposals that would lead to the enhancement of ecological network will be encouraged, particularly where they would further support the management and protection of the designated sites and improve habitat connectivity.

Proposals that demonstrate a net gain in biodiversity and create and enhance or protect ecological networks will be encouraged to achieve Government Biodiversity and Planning Policy.

Reasoned justification

- 4.9 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
- 4.10 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. However it has been felt by residents of both 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 identifies where specific enhancements would be most beneficial.

Integrating development within the SUE with the existing development in the Parishes.

POLICY JNP4: Integrating development within the Sustainable Urban Extension (SUE), with the existing development in the Parishes.

In order to maximise the integration of new and existing development, development within the proposed Sustainable Urban Extension (SUE) should be designed to reflect the character, form, style and materials of the parish as identified in the relevant Character Appraisal.

New developments within the SUE should respect the rural nature of the parishes and where possible urban-style elements should be discouraged.

In particular, developments should ensure that housing proposals respect the rural nature with regard for the following:

- a) Density should reflect that of neighbouring housing within the vicinity of the proposal, (see Policy JNP2);
- b) Use of native species soft landscaping to provide new habitats for local wildlife, particularly along frontages; and
- c) Use of materials that reflect and respect the local vernacular.

The JNP seeks to ensure that house builders design inclusive and mixed communities which reflect the physical characteristics of the parishes and support integration and cohesion between new and existing communities, by making sure affordable housing is well integrated with the market housing, that housing is sympathetically designed to reflect the local context and that proposed developments include opportunities for people to meet formally and informally.

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.

Reasoned justification

- 4.11 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.
- 4.12 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".
- 4.13 Whilst it is acknowledged that the guiding principles of the SUE development have been established through the grant of planning permission for 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.
- 4.14 This policy seeks to address those concerns through requiring developers to focus on producing mixed communities, to ensure 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.

Historic Environment and Character

POLICY JNP 5: Historic Environment and Character

New development in the parish in close proximity to designated or undesignated heritage assets should take account of the historic fabric of the area and preserve or enhance the character or appearance of the Croxton Conservation Area, protect the significance of the Listed Buildings, protected trees and/or other heritage assets as identified in the relevant Character Appraisal.

In order to achieve this, a “Heritage Statement” shall be provided in support of all development proposals within or adjacent to the Croxton Conservation Area, Listed Buildings or other designated or undesignated heritage assets. Such Heritage Statements should outline the significance of any heritage assets affected and any adverse impacts that the development may have on these assets. 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.

The Character Appraisal identifies the relevant designated and any other non-designated Heritage Assets for each parish as identified by the Local Planning Authority.

Reasoned Justification

- 4.15 The Character Appraisal work has highlighted the wealth of designated and undesignated 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.
- 4.16 This policy seeks to ensure that these designated and undesignated assets remain in good condition and that they are protected from forms of development that might erode their historic or cultural value. The policy requires the submission of a Heritage Statement which will ensure that the proposers of any development likely to affect a designated or undesignated heritage asset have adequately considered these impacts and have sought to remove or reduce them.

- 4.17 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.

Transport and Highway Safety

POLICY JNP 6: Transport and Highway Safety

Development will be expected to ensure that there is no detriment to highway safety and, where possible, help to reduce existing risks.

New footpaths should form part of a coherent network and aim to encourage pedestrian alternatives to using the private car and through roads..

Proposals that include measures to enable improved levels of walking and cycling by residents will be considered favourably.

Any adverse impacts arising from the residual traffic generated should be mitigated and be of a scale commensurate with the development.

New development should be designed to discourage speeding traffic and ensure that it avoids the risks of creating “rat runs” or adding to traffic movements or speeding on rural roads elsewhere in the parishes.

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 point should be managed to minimise or avoid these impacts.

Reasoned justification

- 4.18 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 through both Croxton and Rushford, volumes of traffic between Brettenham and Kilverstone (associated with the Tesco's Retail Superstore), military vehicles travelling through Croxton, HGV traffic using inappropriate rural roads and a lack of safe pedestrian routes and footpaths.

- 4.19 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.

Community Facilities

POLICY JNP7: Community Facilities

Existing Facilities

Proposals for change of use involving a potential loss of existing facilities, will only be permitted 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

Housing and other development will be expected to contribute towards improving local services and infrastructure (such as transport, education, library, open space, health care and fire service provision) through either the payment of a Community Infrastructure Levy (CIL) and/or planning obligation (via a S106 agreement/planning condition).

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, Community Infrastructure Levy or other arrangements) the community/parish councils should be consulted on its priorities for spending that money.

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. Facilities should be designed to be attractive and available to new and existing residents both inside and outside of the SUE.

Reasoned justification

4.20 The Section 106 agreement associated with the permission granted under 3PL/2011/0805/O refers to a number of community facilities to be provided as part of the overall SUE development.

These include:

- Primary Care/Health Facilities
- 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

4.21 There are other contributions identified in the S106 however these relate to development outside the spatial area covered by this JNP.

4.22 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 not only to their new and emerging communities but also to existing residents.

4.23 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 as important priorities for the community in terms of new facilities:

- Sports facilities – running track, bowling-green, rugby/cricket pitches, tennis courts
- Playing fields and play areas
- Informal open spaces for relaxing and dog walking
- Allotments

Therefore should additional funding or site based opportunities arise the Parish Councils will focus their efforts towards delivering the priorities listed above.

Employment

POLICY JNP8 Employment

Existing sites in current employment use will be protected and proposals that result in their retention including small scale 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 small scale employment uses appropriate to a rural area will be encouraged, especially those that contribute to the social fabric of the parishes, provided they do not impact on the character of the area or the amenity of residents.

Reasoned justification

- 4.24 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.
- 4.25 There is support for job creation, for new small businesses 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.
- 4.26 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 around and including Thetford Garden Centre

Strategic Gaps

POLICY JNP 9: Strategic Gaps – Avoiding the coalescence of settlements

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

Particular consideration will be given to protecting undeveloped areas between settlements or parts thereof – these are identified as Strategic Gaps in Appendix A on Map 6 and in the relevant Character Appraisals.

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 Croxton, Brettenham, Kilverstone and Rushford and the neighbouring settlement of Thetford.

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

See Map B1 in Character Appraisal document.

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 Gaps;
- c) To protect and enhance the environmental importance of the Brecks landscape, and its protected sites;
- d) To prevent coalescence of settlements within the Gaps, 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

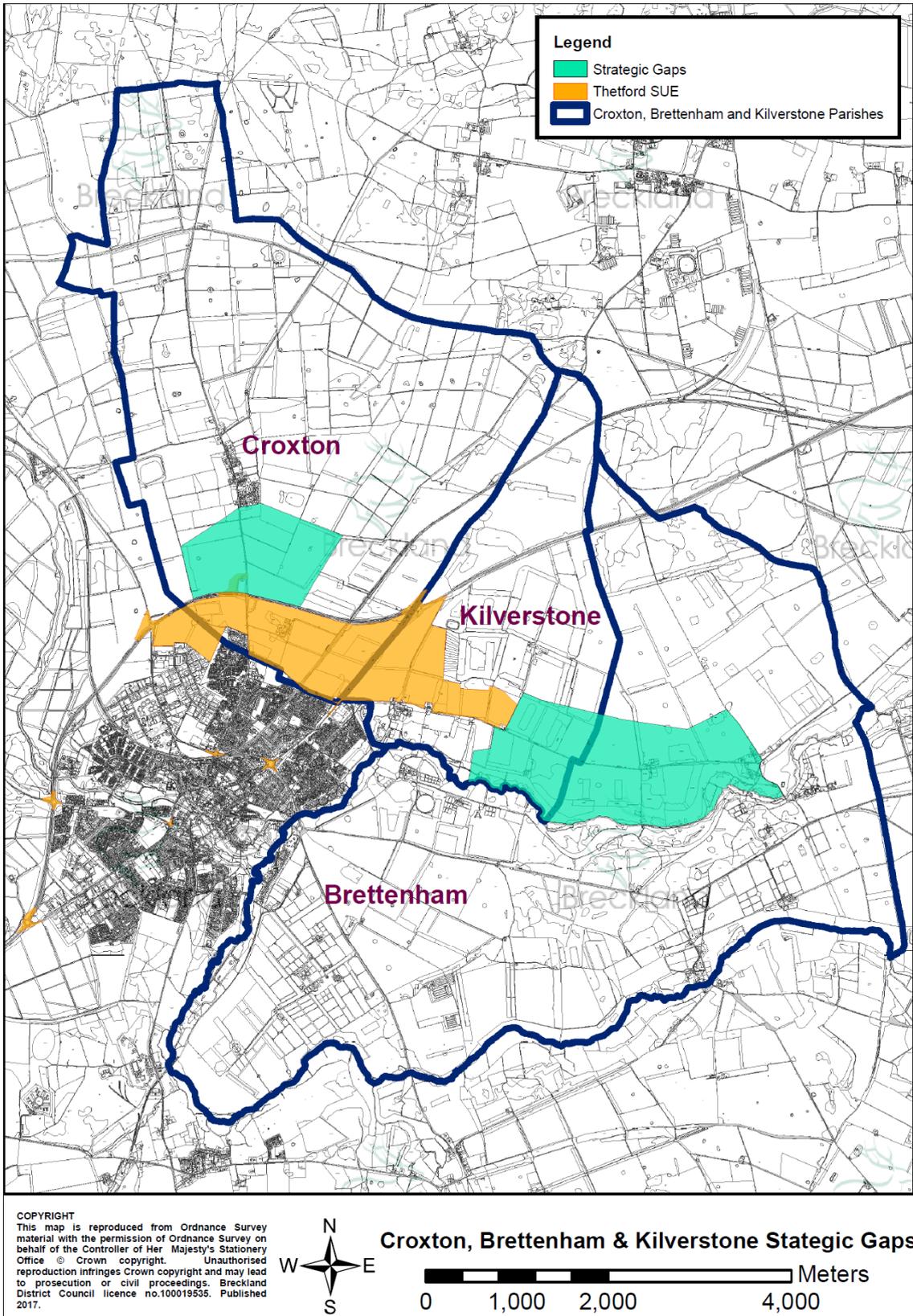
Development will only be permitted if it individually or cumulatively does not result in the actual or perceived coalescence of settlements (or parts of a settlement), through

- 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

- 4.26 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.
- 4.27 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.
- 4.28 Similar concerns have been voiced in Brettenham and Kilverstone in relation to the loss of rural identity of the various settlements within the parish.
- 4.29 This policy builds on the work of the Character Appraisal and introduces the concept of Strategic Gaps which will be protected from development, in order to reinforce the distinctiveness of the rural settlements and protect their rural identity and prevent settlement coalescence.
- 4.30 In addition it should be noted that the Strategic Gaps 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.

Map 6: Strategic Gaps



Parish Specific Policies

Croxton Character Appraisal

POLICY JNP10: Croxton Character Appraisal

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

In accordance with JNP1 new built development of any scale or use should seek to incorporate these important characteristic details within the design of any scheme.

In addition 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 undesignated heritage assets in accordance with Policy JNP5:

- a) The Vicarage
- b) Primitive Methodist Chapel
- c) Village Shop and Post Office
- d) The School House
- e) The Old Bell House
- f) The Royal Naval Association Club
- g) Hill Rise Cottages

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

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

Reasoned Justification

4.30 The Croxton 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, 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.

Croxton – Areas for Enhancement

POLICY JNP11: Areas for Enhancement in Croxton

The Character Appraisal for Croxton identifies the following areas as potential opportunities for enhancement:

- I. **The Approach to Croxton village from the south**
- II. **The Vicarage**

Proposals that would result in a positive visual, environmental or historic enhancement to the above areas 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.

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

Reasoned Justification

- 4.31 This policy should be read in conjunction with the Character Appraisal document. The Character Appraisal identifies two areas for potential enhancement. These are the approach to Croxton village from the south where the landscape rises up and is the most important and prominent entrance to the village and the other is the Vicarage, located close to this gateway, which is currently in a poor state of repair.
- 4.32 The Vicarage lies outside of any defined settlement boundary, and therefore the preferred option would be for the Vicarage to be suitably renovated and repaired if feasible. Any development here would be detrimental to the character and appearance of the area
- 4.33 Opportunities for enhancing the visual appearance of these areas will be sought and proposals that achieve this suitable enhancement will be supported provided that they are consistent with other policies of this plan.

Kilverstone Alms Houses

POLICY JNP12: Kilverstone Alms Houses

The re-development of the existing Kilverstone Alms Houses will be permitted only where it can be demonstrated that the existing Alms Houses are no longer viable in their current form and are beyond economic repair and that this is supported by an independent viability assessor *and which accords with RICS guidance). New development on this site will only be permitted for affordable units only.

Proposals for redeveloping the site, including demolition will be allowed, 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**
- c) There will be no detrimental impact on ecology or landscape.**

Any redevelopment of the site should not result in the removal of all of part of the historic wall to the frontage of the site.

Reasoned Justification

4.35 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.

4.36 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 trustees of the Alms Houses) are currently exploring whether there is scope for redevelopment of the existing site which will accommodate future needs.

Brettenham and Kilverstone Character Appraisal

POLICY JNP13 - Brettenham and Kilverstone Character Appraisal

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.

- a) Brettenham – Brick and render, tiles, thatch or slate, Brick with Flint facades
- b) Tiled or slate roofs – occasional thatch roofs
- c) Kilverstone – flint with slate or red pantiled roofs

In accordance with JNP1 new built development of any scale or use should seek to incorporate these important characteristic details within the design of the scheme

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

Brettenham –

- a) The Stallion box
- b) Former WW2 MT garage, Rushford

Kilverstone –

- a) Ex POW huts,
- b) Lodge Farmhouse,
- c) 1-4 Fountain Cottages,
- d) Park House,
- e) 1 and 2 Farm Gate,
- f) 1 and 2 Shepherd's Cottages

The Parish Council will strongly encourage Breckland Council to consider positively the preparation of a Local List for Brettenham and Kilverstone which includes these buildings.

4.37 This policy should be read in conjunction with the Character Appraisal document 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

Brettenham and Kilverstone Areas for Enhancement

POLICY JNP14: Areas for Enhancement in Brettenham and Kilverstone

The Character Appraisal for Brettenham and Kilverstone identifies the following area as potential opportunities for enhancement:

- a) Brettenham - Disused railway station site on corner of Arlington Way**

Proposals that would result in a positive visual, environmental or historic enhancement to the above area will be supported provided that they are of a suitable scale and design, do not detract from the overall character of the area and are consistent with other policies with this JNP.

The Brettenham West (Arlington Way) Character Area is shown in Appendix B, Map 9.

Reasoned Justification

- 4.38 This policy should be read in conjunction with the Character Appraisal document. The Character Appraisal identifies one area for potential enhancement. This is the former Railway Station site on the corner of Arlington Way in Brettenham.
- 4.39 The former railway station site is currently derelict and underused. The site has been used as a temporary stopping place by the travelling community and also problems have been encountered in the past with antisocial behaviour. It is considered by the community to be an eyesore. The site lies 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. However, if redevelopment was not an option then some 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.
- 4.40 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 7: Croxton Character Area

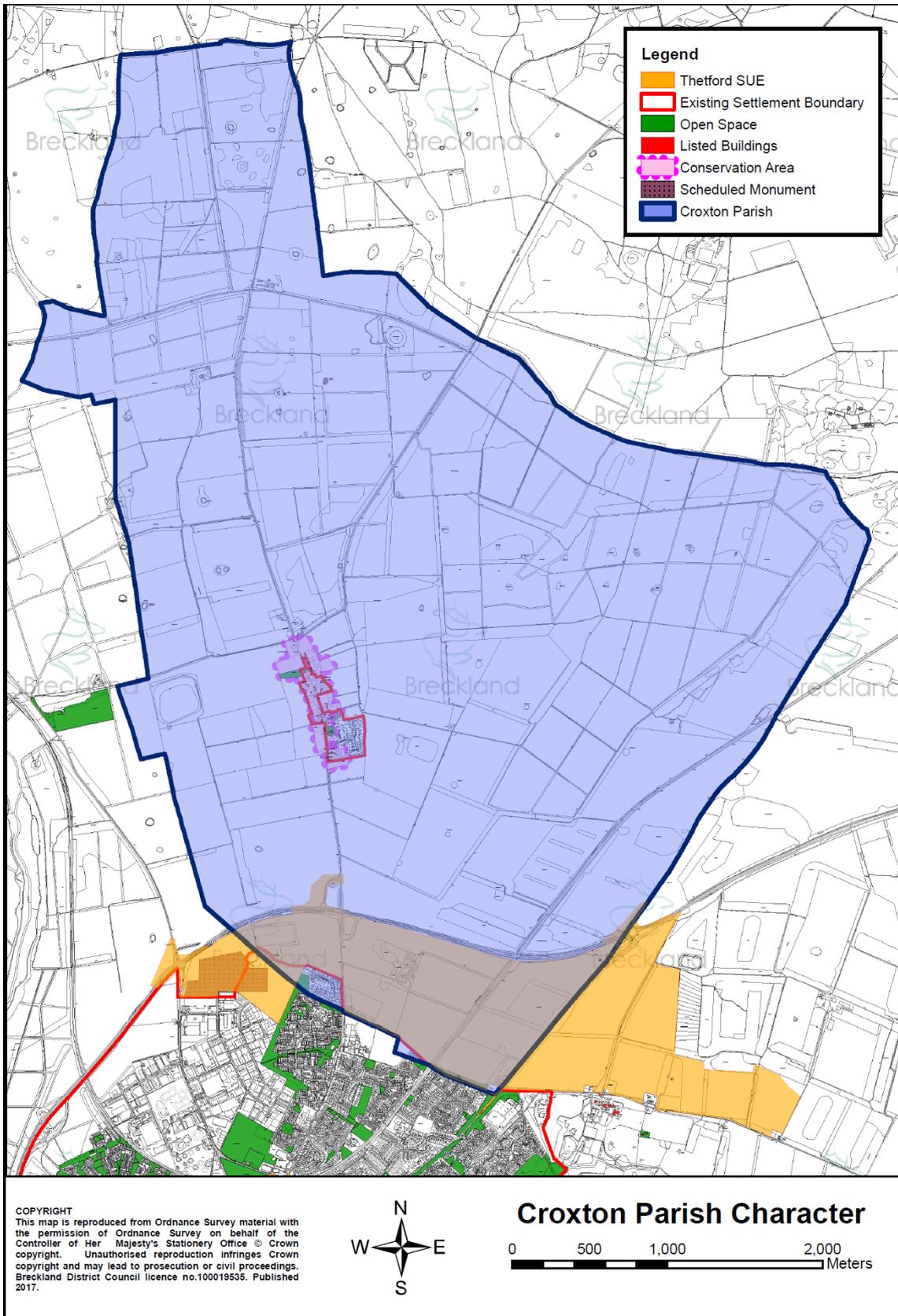
Map 8: Brettenham Village Character Area

**Map 9: Brettenham West (incl. Arlington Way)
Character Area**

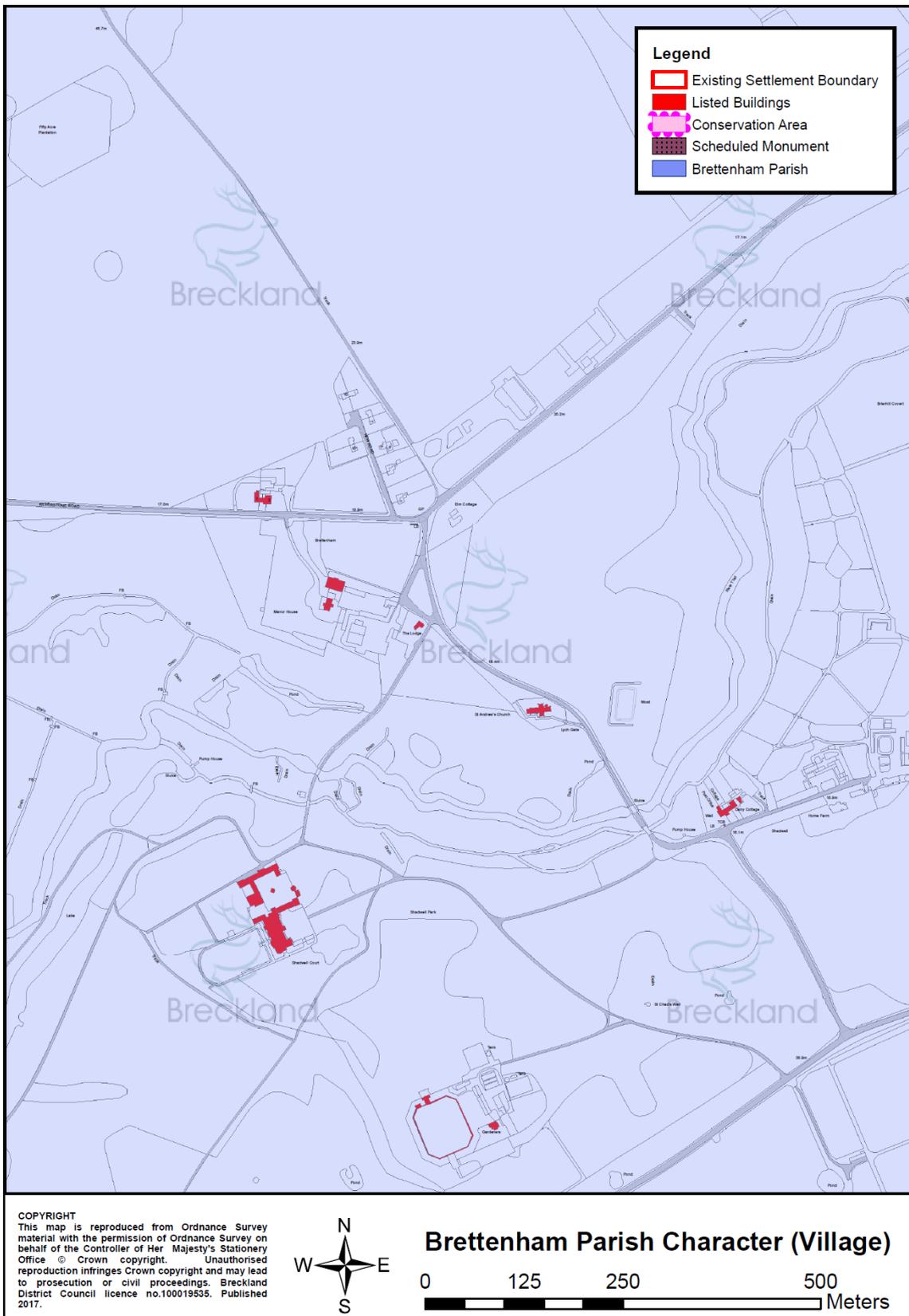
Map 10: Rushford Character Area

Map 11: Kilverstone Character Area

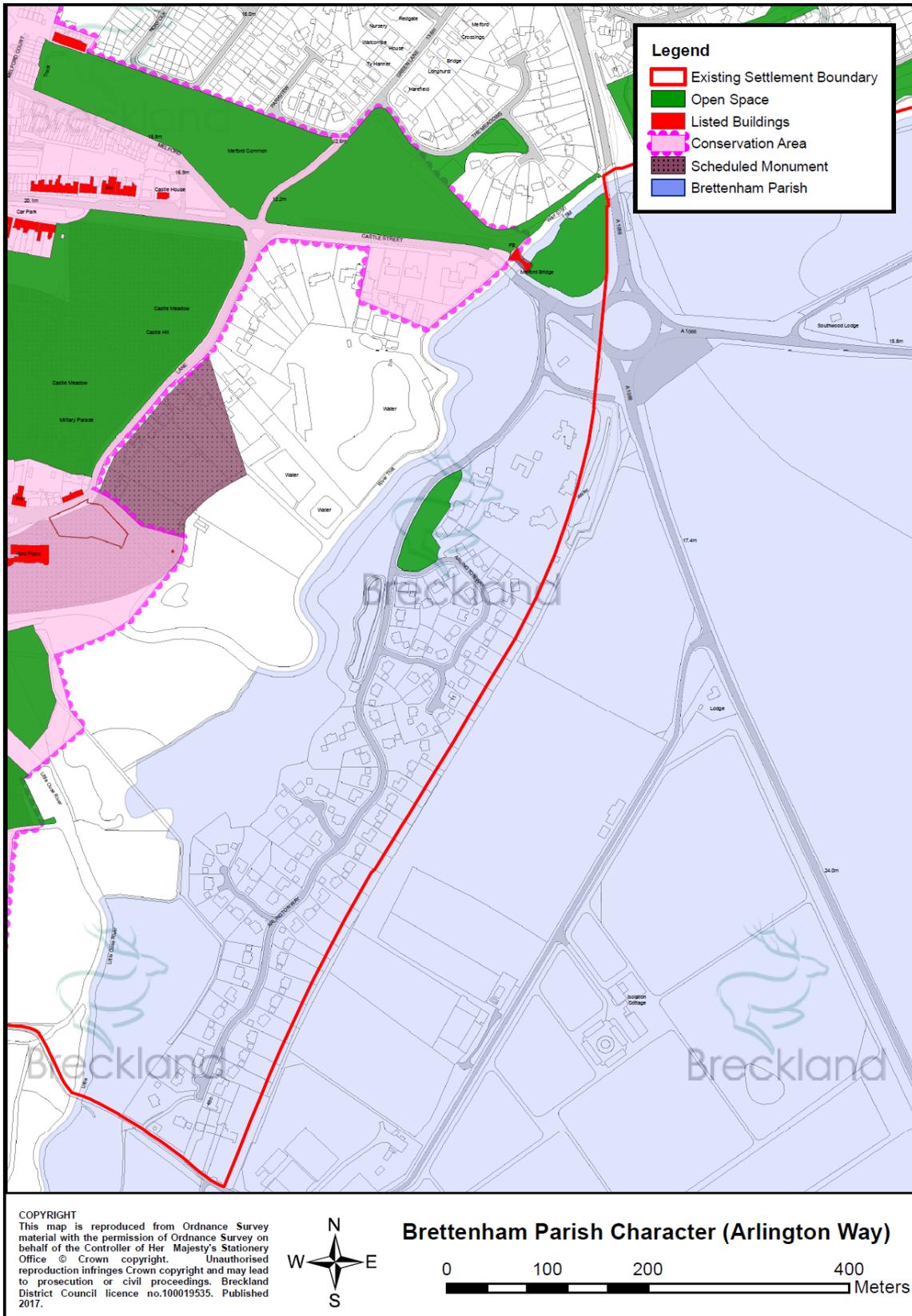
Appendix A: - Map 7: Croxton Character Area



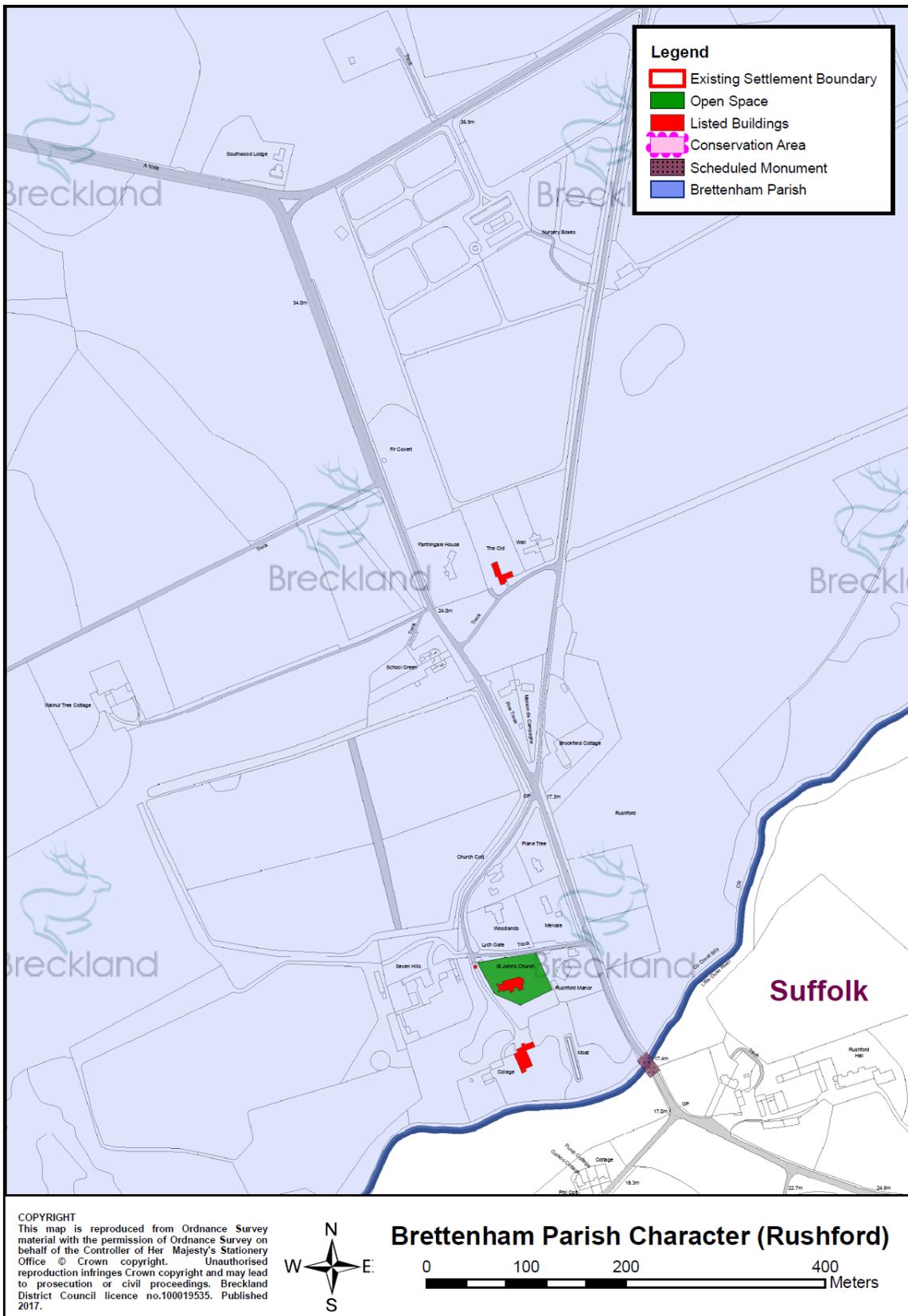
Map 8: Brettenham Village Character Area



Map 9: Brettenham West (including Arlington Way) Character Area



Map:10 Rushford Character Area



Map11: Kilverstone Character Area

