

Croxton Neighbourhood Plan

Review 2025-2042



Pre-Submission Consultation Version

January 2026

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NEW SECTION

1: Preface: Modifying a Neighbourhood Plan

'Made' Joint Neighbourhood Development Plan 2019

- 1.1 On 24th January 2019, the Croxton, Brettenham and Kilverstone Joint Neighbourhood Plan was 'made' (adopted) by Breckland Council after it was supported by residents who voted in the referendum held on the 10th January 2019. The designated Neighbourhood Area for the Joint Neighbourhood Plan (JNP) covered the civil parishes of Croxton, Brettenham and Kilverstone, using the boundaries in force at that time and shown overleaf.
- 1.2 A Community Governance Review initiated by Thetford Town Council in 2017 and concluded in May 2022, resulted in a change to the Thetford and Croxton Parish Boundaries. In effect the Thetford boundary moved outwards to the A11 and the Croxton Parish Boundary contracted in the same way. The new southern Croxton parish boundary moved to the A11 which makes a clear and definitive parish boundary.
- 1.3 The key driver for the review of parish boundaries was the development of the Thetford Sustainable Urban Extension(SUE) which extended north beyond the original Thetford Town boundary and into Croxton parish. A key argument given in favour of moving the parish boundary was to protect the rural character of the (surrounding) village parishes and retain their distinct and separate identity.
- 1.4 In 2025, Croxton Parish Council resolved to instigate a review of the Neighbourhood Plan policies covering the new parish boundary. In doing so they considered that the most effective way to do this would be to prepare a Neighbourhood Plan based on the new parish boundary but also to distil the policies from the original Joint Neighbourhood Plan into a Neighbourhood Plan which only covered Croxton. Early discussions with Brettenham and Kilverstone parishes had revealed that they were not in a position to review the JNP and therefore Croxton decided to move ahead with a Croxton only plan.
- 1.5 In August 2025, Croxton Parish Council applied to Breckland Council for a new Neighbourhood Area to be designated based on the Croxton Parish Boundary in force at 2025. This request was approved by Breckland Council in October 2025 and the new Neighbourhood Area is shown below.

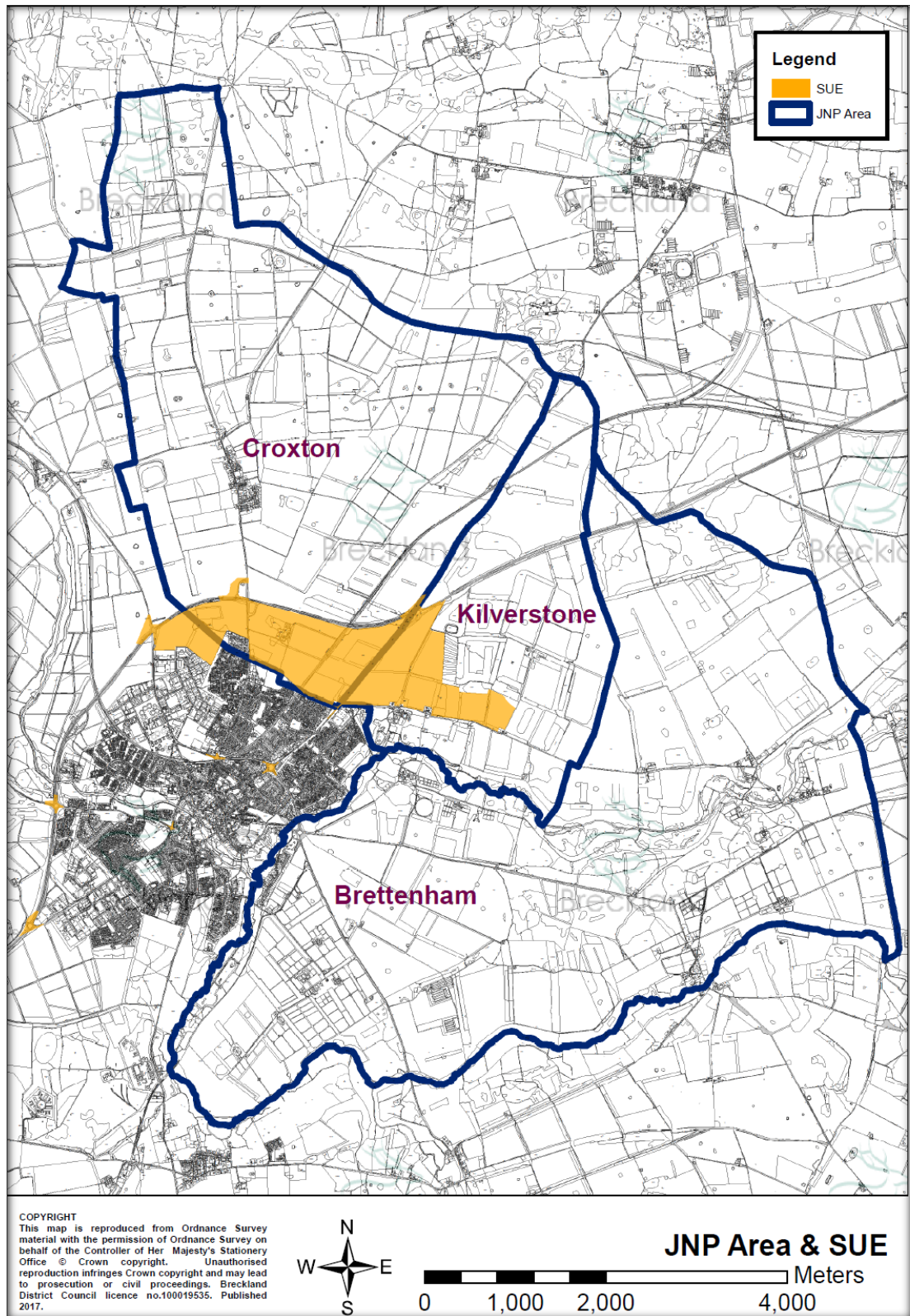


Figure 1: Neighbourhood Area of the Croxton, Brettenham and Kilverstone Joint Neighbourhood Plan 2019

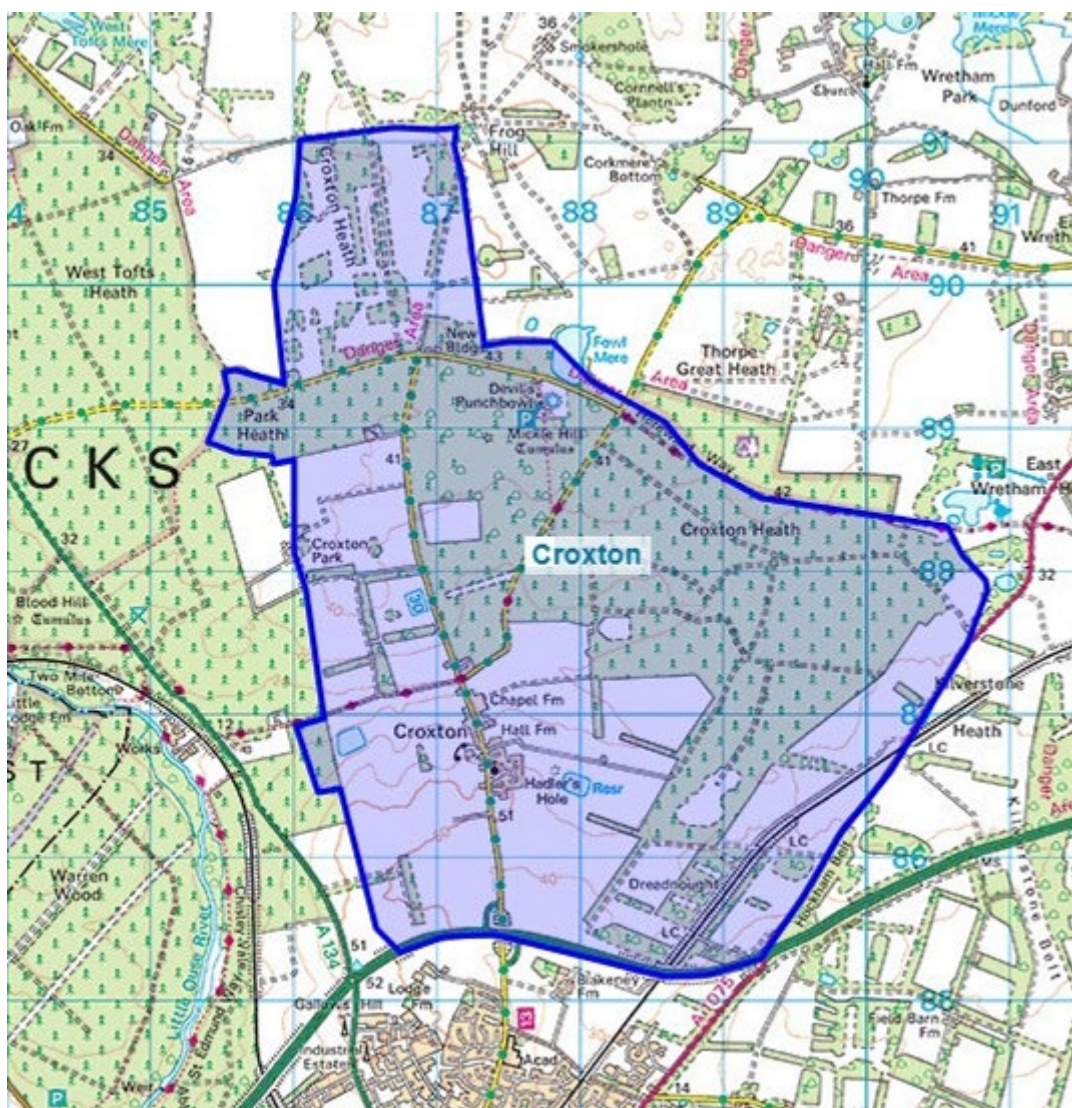


Figure 2: Croton Neighbourhood Plan: Neighbourhood Area 2025

- 1.6 The adoption of the Joint Neighbourhood Plan put the parishes in a strong position by ensuring that planning decisions reflected the local priorities expressed in the Plan. However, after five years, Neighbourhood Plans no longer hold the same weight in the determination of applications as they did when first adopted, and it is now necessary to bring the Plan's policies up-to-date and in line with current national and local planning policies.
- 1.7 Government guidance is clear that Neighbourhood Plans cannot block development, but they can shape it and ensure that proposals that come forward are appropriate for the parish in terms of size, scale and character and that they do not put undue strain on the existing infrastructure of the parish.

- 1.8 The Croxton Neighbourhood Plan Review (this document) transfers the relevant policies from the original Joint Neighbourhood Plan and adds further value, detail and justification to it to ensure that it remains relevant for Breckland Council when they consider future planning applications in the parish.
- 1.9 The new Plan has a different visual look and feel to the 2019 Joint Neighbourhood Plan which is to reinforce that it is a different document however the overarching vision and objectives are still consistent with those of the original Joint Neighbourhood Plan with the desire to ensure that the *'predominantly rural' and tranquil character of the parish is preserved and maintained'*.

Reasons for reviewing or modifying the Neighbourhood Plan

- 1.10 The reasons for reviewing the Neighbourhood Plan are as follows:
- The Plan is over 5 years old and therefore its weight in the determination of applications has reduced
 - The Strategic Policies for the area (the Breckland Local Plan) was Adopted in 2023. The Local Plan has a Plan period to 2036. The Joint Neighbourhood Plan was examined in the context of the Breckland Core Strategy 2009. The Croxton Neighbourhood Plan therefore needs to be in general conformity with the strategic policies for the area.
 - Furthermore Breckland Council has embarked on a full review of the Local Plan and published its Preferred Options for consultation in October 2025. The Plan period for the new Breckland Local Plan looks to 2042.
 - The National Planning Policy Framework (NPPF) has been reviewed a number of times since the 2019 Joint Neighbourhood Plan was 'made.' i.e. in July 2021, September 2023, December 2023 and most recently in December 2024. The Plan needs to be in general conformity with the national planning policies.
 - There have been shifts in emphasis in national policy relating to housing number calculations, design, renewable energy, community led housing and natural environment.
 - The Levelling-up and Regeneration Act 2023 was passed in October 2023 and aims to "speed up the planning system, cut bureaucracy, and encourage more councils to put in place plans to enable the building of new homes.
 - The Environment Act 2021 became law in November 2021. The Act contains legislation that protects and enhances the environment for future generations by cleaning up the country's air, restore natural habitats, increase biodiversity, reduce waste and make better use of resources. The Act introduces the concept of mandatory Biodiversity Net Gain in respect of new development, which was introduced for all forms of development (except householder development on 1st April 2024).

The process of reviewing or modifying a made Neighbourhood Plan

- 1.11 Throughout this new Plan, appropriate reference is made back to the 2019 Joint Neighbourhood Plan (JNP), primarily to provide context. The regulations covering neighbourhood planning require that, where significant changes are made to a Plan, it has to be taken through a full round of consultation and, if necessary, another referendum before it can be adopted.
- 1.12 In the case of the Croxton Neighbourhood Plan Review, the Plan does not make allocations for new housing development and proposes minor wording changes, some additions and updates to existing policies transferred from the made Joint Neighbourhood Plan. However it is considered that these changes do not constitute a significant amendment which changes the direction of the original Joint Neighbourhood Plan. It should be noted that all of the land covered by the new Croxton Neighbourhood Plan Area was covered by the Joint Neighbourhood Plan Area.
- 1.13 In developing this Neighbourhood Plan Review, the Parish Council have sought to ensure that the statutory minimum standards for consultation on Neighbourhood Plans have been met. The process that has been followed has included opportunities for both informal and formal consultation.

2: Introduction

- 2.1 The Croxton and Brettenham & Kilverstone Joint Neighbourhood Plan 2019 (JNP) provided the first ever statutory planning policy document specifically for those Parishes.
- 2.2 Neighbourhood Plans once adopted, (made) have the same weight as planning policy documents prepared by Breckland District Council (the Local Planning Authority). The Plan period of the Adopted Joint Neighbourhood Plans runs up to 2036, however as mentioned in the Preface, it is now over five years since it was adopted.
- 2.3 Neighbourhood Plans 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.
- 2.4 On a more practical level, higher level planning policy documents such as the Breckland Local Plan (adopted in 2023, 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.
- 2.5 The Croxton and Brettenham & Kilverstone Joint Neighbourhood Plan provided a vision for the future of those parishes to 2036.

Planning policy context for the Croxton Neighbourhood Plan

National Planning Policy

- 2.6 Neighbourhood Plans are prepared in the context of the existing national and local planning policy that is in force at the time that the Neighbourhood Plan is being prepared. National planning policy is found in the National Planning Policy Framework (NPPF); the most recent version of which was published in December 2024. This sets out the Government's broad intentions in terms of the purposes of the planning system and their expectations in terms of the delivery of sustainable development. National planning policy is not part of the 'development plan', which is used to determine planning applications but is a material consideration, which is given due weight depending upon the age of the various components of the development plan in force for the area. Local planning policies are required to be in general conformity with national planning policies as set out in the NPPF.
- 2.7 The NPPF at paragraph 8, also sets out the Government's definition of 'sustainable development'. One of the Basic Conditions for Neighbourhood Plans, which is set out in the legislation is that Neighbourhood Plans are required to contribute to the achievement of sustainable development. Sustainable development can be summarised as meeting the needs of the

present without compromising the ability of future generations to meet their own needs.

- 2.8 The NPPF makes it clear that achieving sustainable development through planning requires the balancing of three interdependent and overarching objectives as follows:
- a. An economic objective: to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure.
 - b. A social objective: to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - c. An environmental objective: to protect and enhance our natural, built and historic environment; including using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Local Planning Policy

- 2.9 The Adopted Local Planning Policy for Croxton Parish is found in the Breckland Local Plan adopted in 2023. The Local Plan identifies Thetford as a Key Settlement in the spatial strategy but did not make any additional housing or employment allocations on top of that already identified in the Core Strategy as the Thetford Sustainable Urban Extension (SUE), a strategic allocation of 6,500 dwellings on greenfield land to the north of Thetford.
- 2.10 The 2023 Local Plan identifies Croxton as a village within the open countryside and does not define a specific settlement boundary. The approach to such villages as set out in adopted Policy HOU5, is that development will be limited apart from where it would comply with other policies within the development plan* and if all of the following criteria are satisfied:
1. The development comprises of sensitive infilling and rounding off of a cluster of dwellings with access to an existing highway;
 2. It is of an appropriate scale and design to the settlement;
 3. The design contributes to enhancing the historic nature and connectivity of communities; and
 4. The proposal does not harm or undermine a visually important gap that contributes to the character and distinctiveness of the rural scene.
- 2.11 The landscape and cultural importance of the "Breck" landscape which gives Breckland its name and within which Croxton sits, is recognised by Policy ENV03 of the Adopted Breckland District Local Plan which seeks to

protect the important features of the Breckland Special Protection Area which is classified for its populations of Stone Curlew, Woodlark and Nightjar, and/or Breckland Special Area of Conservation (SAC), which is designated for its heathland habitats Development will only be permitted where it can be demonstrated that the proposal will not adversely affect the integrity of the SPA or the SAC.

- 2.12 Furthermore, Policy ENV05 of the Adopted Local Plan 2023, makes it clear that high protection will be given to The Brecks landscape, reflecting its role as a regionally significant green infrastructure asset. Proposals within The Brecks Landscape Character Areas will not be permitted where these would result in harm to key visual features of the landscape type, other valued components of the landscape, or where proposals would result in an unacceptable change in the landscape character.
- 2.13 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. Since the boundary changes the TAAP no longer applies within Croxton Parish.
- 2.14 The made Joint Neighbourhood Plan remains a part of the statutory development plan for use in the determination of planning applications within Croxton Parish until it is formally superseded by the made Croxton Neighbourhood Plan.
- 2.15 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.

3: Life in Croxton Today

- 3.1 The parish of Croxton is located in the south of the Administrative District of Breckland close to the county boundary with Suffolk. The parish is immediately north of the ancient market town of Thetford, the fourth largest town in Norfolk.
- 3.2 The designated Neighbourhood Plan Area covers the entire civil parish of Croxton as the boundary stands from 2023 onwards.
- 3.3 The parish sits 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.
- 3.4 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).



Figure 3: “Deal rows” are unique to the Brecks.

- 3.5 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.

- 3.6 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.

A description of Croxton

- 3.7 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.
- 3.8 It includes a village surrounded by open farmland and forestry - but with good access to Norwich and Cambridge.
- 3.9 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.
- 3.10 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.



Figure 4: Croxton photographs

- 3.11 The parish is largely rural farmland in nature. Croxton village 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.
- 3.12 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.

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

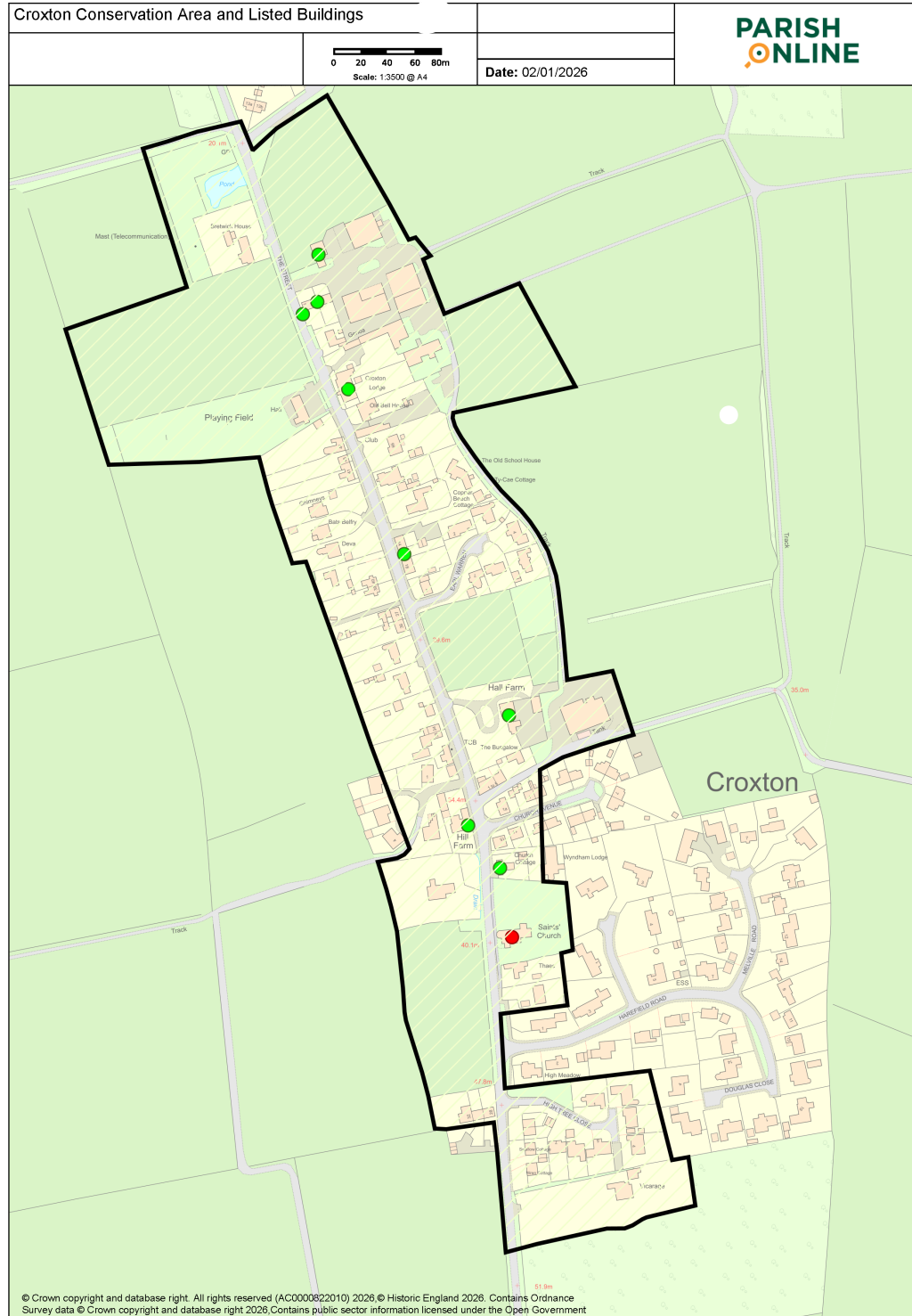


Figure5: Croxtton Conservation Area

- 3.15 Croxton currently has no settlement boundary and this Neighbourhood Plan does not propose to alter that position. A settlement boundary for Croxton did exist prior to the adoption of the existing Local Plan (2023) which removed settlement boundaries for smaller settlements.

Living in Croxton Today

- 3.15 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.
- 3.16 In 2017, the Village Post Office closed and the area occupied by the former shop was converted into a dwelling and now forms part of White Lion Cottages, a small group of 5 dwellings. These are owned by the Cynthia Della Hoy's Croxton Charity Limited., established in 2012 to help local good causes with the area covered by the Thetford Team Ministry.



Figure 6: White Lion Cottages

- 3.17 The population of the parish was recorded in the 2021 census as 636 however, this would likely have included dwellings prior to the boundary change and now reside within Thetford Parish. Therefore the figures cannot be completely relied upon and is likely to be closer to a third of that figure. Residents are, according to the census, well-educated with more than half being retired.

Working in Croxton today

- 3.18 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.

- 3.19 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. An examples of a small business in Croxton is Dave's Emporium Ltd, a largely web-based business selling home items located at Bretwick House, and two massage businesses: Relax and Unwind and Bodyworks Massage.
- 3.20 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.

Getting around Croxton

- 3.21 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.
- 3.22 The closest railway station is at Thetford which is on the main Norwich to Cambridge line but with easy connections to the midlands and the north via Peterborough or to London
- 3.23 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.
- 3.24 There are few paved footpaths outside of the main residential areas; however National Cycle Routes 13 and 30 both pass through the village.



Figure 7: Cycle signage in Croxton

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

The physical environment of Croxton

- 3.26 To inform the production of the Joint Neighbourhood Plan, residents produced a separate Character Appraisals for the parish. The Character Appraisal was prepared alongside the policies in the JNP and was published at the same time for public consultation. It remains a relevant document to this Croxton Neighbourhood Plan.
- 3.27 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.
- 3.28 The land around the village is all part of agri-environment Schemes 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.
- 3.27 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.

4: Vision and Objectives

- 4.1 The JNP contained a short and simple vision statement which summed up the community's aim for the future of the three Parishes.
- 4.2 The vision was developed with local people and refined and adapted through consultation. It results in a final vision statement which captures the overarching spirit and ambition of the local communities and the Joint Neighbourhood Plan. It is considered that this still readily captures the aim of this Croxton Neighbourhood Plan and it is therefore proposed to be amended where it makes reference to the SUE which is no longer within the parish boundary.

Vision for Croxton

"The 'predominantly rural' and tranquil character of the parish will be preserved and maintained."

Objectives

- 4.3 To accompany the JNP vision the Parish Councils prepared and tested detailed objectives.
- 4.5 These objectives were 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. It is considered that these objectives are still relevant to this Neighbourhood Plan except where they make reference to the SUE, Thetford or to the other JNP parishes.

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.

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:

- 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 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

Policies

4.6 This Croxton Neighbourhood Plan contains the following policies, which are transferred from the Croxton, Brettenham and Kilverstone Joint Neighbourhood Plan 2019.

Croxton Neighbourhood Plan Policy	Policy Title	JNP Policy
CROX1	Housing Design and Materials	JNP1
CROX2	Housing Density	JNP2
CROX3	Avoiding the Coalescence of Settlements	JNP10
CROX4	Enhancing village gateways and protecting local landscape character	JNP3
Not relevant to this Plan- Relates to the SUE	Integrating the SUE (Sustainable Urban Extension)	JNP4
CROX5	Historic Environment and Character	JNP5
CROX6	Natural Environment and Ecology	JNP6
CROX7	Transport and Highways Safety	JNP7
CROX8	Community Facilities	JNP8
CROX9	Employment	JNP9
CROX10	Character Appraisal for Croxton	Formerly JNP11
CROX12	Greens, Open Spaces and Undeveloped areas	JNP12

5: Housing and Development

Housing Design and Materials (Modified Policy)

- 5.1 One of the most common concerns raised by residents during the preparation of the original JNP was in respect of the importance of sympathetic development. The overwhelming response from those residents who responded was that this was a very important issue.
- 5.2 In the last 20 years the parish has seen only limited new development, the development of the Bennett Homes site in Croxton was at the time 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.
- 5.3 In addition Croxton Village then began to experience drainage issues in The Street, which brought into question whether the existing drainage system was still fit for purpose. This Croxton Neighbourhood Plan proposes some additional wording to **Policy CROX1** to refer to Sustainable Drainage Schemes (SuDS) and surface water flooding. All proposals for new development within the Neighbourhood Plan area must take account of the advice and guidance on surface water drainage and the mitigation of flood risk obtainable from Norfolk County Council (as Lead Local Flood Authority) and the relevant Internal Drainage Board (as statutory Drainage Board for the Plan area).
- 5.5 The issue of design and the need to preserve the existing character of the parish remains high on the agenda of both the Parish Council and local residents, the importance they attach to this issue is reflected in the Vision and Objectives set out in Section 3 of this Plan.
- 5.6 To ensure that this important issue was embedded in the plan and that there was a strong design led emphasis the policies in this plan are underpinned by good evidence in the form of the Character Appraisal which followed Historic England (previously English Heritage) guidance and drew on best practice from other Neighbourhood Plans.
- 5.7 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 the parish highlighted some interesting characteristics 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 the vernacular.
- 5.8 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.

- 5.9 Policy CROX1 provides specific design guidance for development within the revised neighbourhood area.

	POLICY CROX1: Housing Design and Materials (Modified Policy)
	New development should reflect the existing form, character and vernacular design of Croxton. Where possible new buildings should allow adequate space between buildings to reflect and complement the rural character of the area. 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. e) New development should not create new, or exacerbate existing, surface water flooding issues and should take into account the known and expected impacts of climate change. f) New development will be expected to demonstrate how it can mitigate its own flooding and drainage impacts, avoid the

increase of flooding elsewhere and seek to achieve lower than greenfield runoff rates.¹

Housing Density (Modified Policy)

- 5.10 As stated in Policy CROX1 above the design of new housing development is of high importance to residents. Policy CROX2 addresses this important matter in relation to the density of new development which must be compatible with the prevailing density of the area. Given that new development in Croxton village is likely to be infill or windfall the impact on the street scene of development which does not take adequate account of the character of the area could be significant and the policy wording has been strengthened to reflect this. The policy applies to new residential proposals across the revised Neighbourhood Area.

POLICY CROX2: Housing Density (Modified Policy)

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.

Coalescence of settlement (Modified Policy)

- 5.11 The objective of this policy, within the Neighbourhood Plan Area, is to direct development in such a way as to respect the definition and separate character of the settlement of Croxton, and the neighbouring settlement of Thetford.
- 5.12 A consistent concern raised by local residents regarding the continuing 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 distinctive and separate rural identity, tranquillity and character. This issue also emerged during the survey of Character areas where it was noted by the Survey Team 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 CROX3** reflects these important community considerations in the designation of the Identified Protected Area. The purpose is to respect the character and identity of the settlement of Croxton, to support its predominantly open and undeveloped character and to prevent its coalescence with the expanded Thetford.
- 5.13 In responding to the preparation of the JNP, residents strongly expressed

(and continue to do so) 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 character of Croxton.

- 5.14 This policy built 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.
- 5.15 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 planning policy and that mineral extraction is not an inappropriate use of land in the countryside.
- 5.16 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.
- 5.17 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. Whilst the policy is described as a modified policy the only changes are to remove the references to Kilverstone and Brettenham.
- 5.18 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 and changes to how housing figures are to be calculated 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 Neighbourhood area outside of the SUE.

POLICY CROX3: Avoiding the coalescence of settlement (Modified Policy)

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 existing undeveloped area between the settlements of Croxton and Thetford which lies south of Croxton village and north of the A11 bypass is designated as an Identified Protected Area and shown in Figure 8.

Within the designated Identified Protected Area proposals for built development will not be supported where they would have a detrimental impact on the predominantly open and undeveloped character of the landscape or which would contribute towards an erosion in the physical gap between the settlements of Croxton and Thetford leading to their physical and visual coalescence

In order to:

- a) Support and enhance the predominantly open and undeveloped character of the landscape within these areas;
- b) To protect and enhance the environmental importance of the Brecks landscape, and its protected sites;
- c) 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 Habitat 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

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

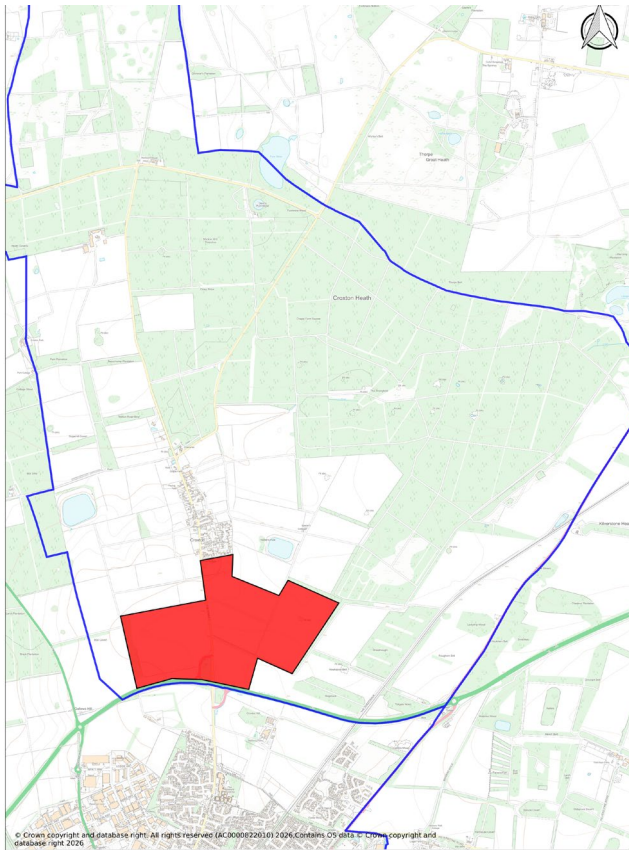
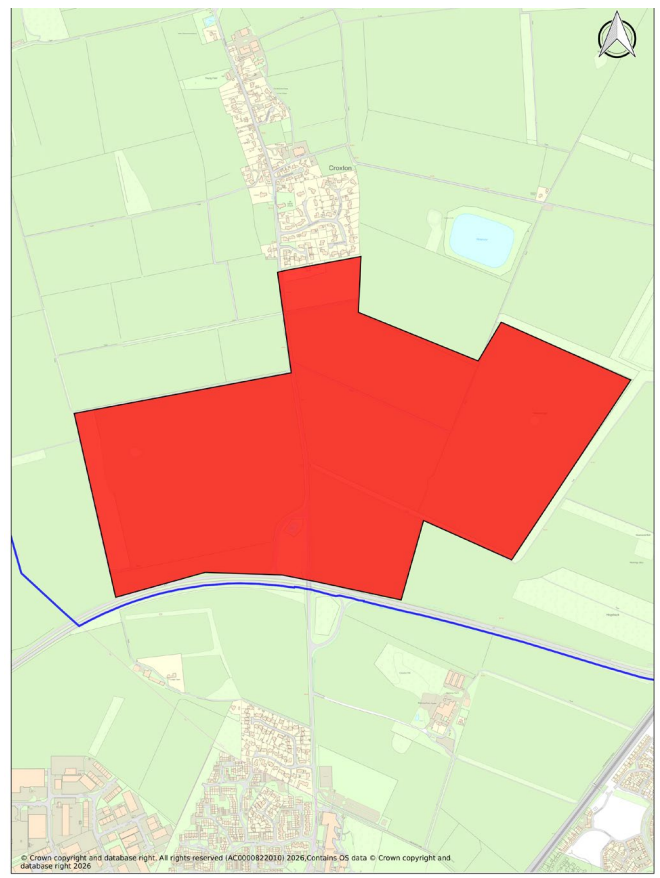


Figure 8a and 8b: Identified Protected Area
(Source Parish online with own annotations: Identified Protected Area shown red; parish boundary shown blue)



6: Historic and Natural Environment

Enhancing Village Gateways and protecting local landscape character (Modified Policy)

- 6.1 The response to the residents' questionnaire which supported the production of the JNP 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
- 6.2 The landscape surrounding the parish is typical of the Brecks and is given the highest degree of landscape protection outside of the nationally designated landscapes, by policies in the Adopted Local Plan 2023 where the Brecks has been identified as a regionally significant green infrastructure asset (ENV.05). The first part of Policy CROX4 offers particular protection to the distinctive Brecks landscape. It is typically characterised by forests of coniferous woodlands, lines of Scots Pines and open heathland.
- 6.3 However it was felt by residents that there are opportunities to further enhance local landscape quality through improvements to the approaches to the village 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.
- 6.4 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 is located at the brow of the hill, close to this gateway.
- 6.5 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.



Figure 9: Gateway to Croxton, from the South

- 6.6 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. However, any proposals for gateway enhancement should not result in an over urbanisation of the area or a cluttered feel.



Figure 10: Gateway to Croxton, from the North



Figure 11: Gateway to Croxton, from the North East

- 6.7 Although the policy is highlighted as being modified the only change from the JNP policy wording is the removal of references to Brettenham, Rushford and Kilverstone.

	POLICY CROX4: Enhancing village gateways and protecting local landscape character (Modified Policy)
	The visual scenic value of the landscape and countryside in the neighbourhood area outside 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) Proposals that would enhance the visual appearance of an approach or “gateway” to the 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.

Historic Environment (No change)

- 6.8 The Character Appraisal work highlighted the wealth of designated and non-designated heritage assets that are contained within the parish. 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 B**. This policy is unchanged from the policy in the existing made Joint Neighbourhood Plan.

- 6.9 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 C**.
- 6.10 The Character Appraisal survey work 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 C** contains a full list of heritage assets which are unchanged from those in the made Joint Neighbourhood Plan.

	POLICY CROX5: Historic Environment (No Change)
	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 Croxton 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 B.

Natural Environment (Modified Policy)

- 6.11 The area covered by this Neighbourhood Plan 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 parish sits, 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 CROX6 provides a context within which development proposals can be assessed against a series of conservation and biodiversity principles.
- 6.12 A considerable amount of research has been undertaken 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 primary and secondary policy buffer zones around the Special Protection Area. Some of the Neighbourhood area is covered by SPA designations and when the 1500m buffer is applied there is only a small area within the Neighbourhood Area that is not affected. Therefore, the need for development that does come forward 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.

	POLICY CROX6: Natural Environment (Modified Policy)
	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 aboricultural, 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;
- They would result in a minimum biodiversity net gain of 10% in the neighbourhood area.

7: Transport and Highway Safety

Transport and Highway Safety (No change)

- 7.1 A number of traffic and transport related concerns were raised during the preparation of the JNP. These included concerns over speeding and traffic volumes through Croxton, military vehicles travelling through Croxton, HGV traffic using inappropriate rural roads and a lack of safe pedestrian routes and footpaths. In Croxton, "The Street" has been the subject of discussions in respect of traffic calming measures to reduce speeds. A Speed limit flashing sign is in use in four locations within the village and the Speed Watch Team are fully operational.
- 7.2 Whilst concerns were also raised about a lack of public transport, 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.
- 7.3 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 Neighbourhood Area and the Thetford Loops, this will be encouraged.

	POLICY CROX7: Transport and Highway Safety (No change)
	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.

8: Community Facilities

Community Facilities (Modified Policy)

- 8.1 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.
- 8.2 Where there is the facility for funds to be provided by a 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.
- 8.3 This policy seeks to ensure that existing community facilities in the parish (such as the Village Hall, the Social Club, the Church and the play area) 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. Whilst the policy is identified as being modified the only change from the policy in the made Joint Neighbourhood Plan is that references to the SUE (sustainable urban extension) have been removed
- 8.4 Croxton 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 parish coming forward are remote and would be reliant on the Parish Council 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
 - Playing fields and play areas
 - Informal open spaces for relaxing and dog walking
 - Allotments

	POLICY CROX8: Community facilities (Modified Policy)
	<u>Existing Facilities</u> 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. <u>New Facilities</u> The design of new community facilities 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.

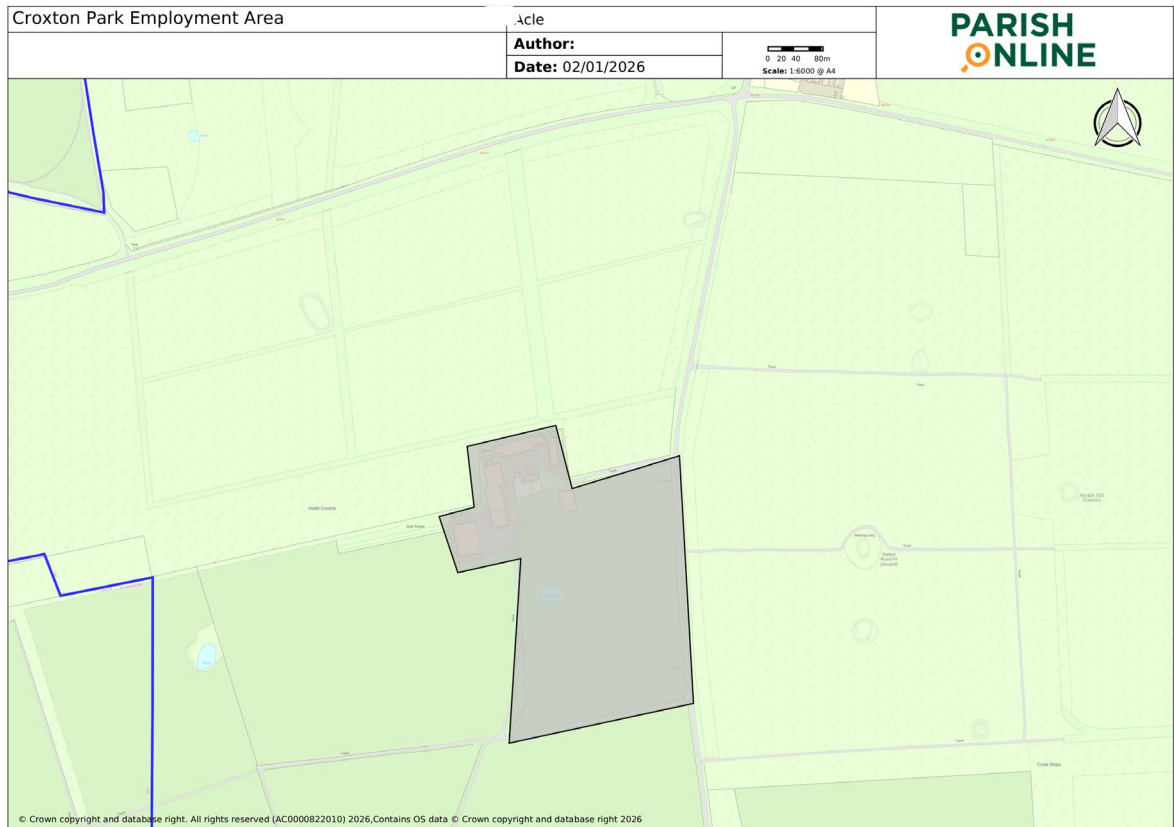
9: Employment

Employment (Modified Policy)

- 9.1 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 during the JNP preparation process 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.
- 9.2 In the context of this policy the Plan is seeking to retain the Croxton Park Employment Area in in employment uses. The area is shown on Figure 12.
- 9.3 Whilst the policy is identified as having been modified, the only change has been the removal of references to the SUE and to the Thetford Garden Centre which is outside of the parish boundary and located in Kilverstone.

	POLICY CROX9: Employment (Modified Policy)
	Within the Croxton Park Employment Area shown on Figure 12 proposals for the change of use of buildings in employment use e.g. (Office use, research and development , general industrial) 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.

Figure 12: Croxton Park Employment Area



10: Site Specific Policies

Croxton Character Appraisal (Modified Policy - Factual Change)

- 10.1 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). 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), 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 CROX10 captured key elements of this work and offered support to schemes which incorporate the same distinctive materials and detailing in their designs. It operated in a complementary fashion to the more general **Policy CROX1**.
- 10.2 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.
- 10.3 The non-designated heritage assets are shown below, and the prevalent use of flint can be seen in the Methodist Chapel, the White Lion Cottages (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 CROX5**.

- 10.4 Whilst the policy is identified as having been modified the only changes are factual and relate to a change in name of properties from the former shop and post office (Cynthia Della Hoy Croxton Charity) to White Lion Cottages and the former Royal Naval Club to the Village Social Club.



Figure 13 a- g: The Vicarage, Methodist Chapel, White Lion Cottages, The School House



The Old Bell House, Village Social Club, Hillrise Cottages

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

	POLICY CROX10: Croxton Character Appraisal (Modified Policy – Factual Change)
	The Croxton Character Area is shown in Appendix B, Figure 15. 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) White Lion Cottages owned by the Cynthia Della Hoy Croxton Charity d) The School House e) The Old Bell House f) The Village Social Club (formerly the Royal Naval Association Club) g) Hill Rise Cottages

Greens, Open Spaces and undeveloped areas (Modified Policy)

- 10.6 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 .
- 10.6 The landscape and countryside surrounding the village 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 Neighbourhood Plan.
- 10.7 A number of green spaces in Croxton currently enjoy protection in the Adopted Local Plan, these include the churchyard of All Saints and the play area next to the village hall . Although this policy is identified as a modifies policy the only changes are the removal of references to Brettenham and Kilverstone which lie outside of the new Neighbourhood Area
- 10.8 The Character Appraisal identified a further area of greenspace which did not enjoy any formal planning protection. This space however does contribute to the overall character of the area by virtue of its openness and undeveloped form , its visual and amenity value.
- 10.9 The National Planning Policy Framework (NPPF) makes provision for 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 site was assessed against the criteria in paragraph 108 of the NPPF as part of the Plan-making process as follows:



Figure 14 : Entrance to High Tree Close Croxton

<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>

	POLICY CROX11: Greens, open spaces and undeveloped areas (Modified Policy)
	The following area as shown on the Character Areas Maps in Appendix B is designated as a Local Green Space: a) Area at entrance to High Tree Close Development will not be supported on land designated as Local Green Space except in very special circumstances.

11: Implementation and monitoring

Implementation

- 11.1 The implementation of the Croxton 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.
- 11.2 Alongside other strategic policies and documents, the Croxton Neighbourhood Plan is intended to provide a starting point for working together to implement positive physical change in the parish.

Monitoring

- 11.3 There is no formal requirement or timetable for the review of Neighbourhood Plans. However, it is good practice to report on the use of the Neighbourhood Plan and monitor the use of its policies, ideally on an annual basis through a report to the Parish Council. This information would be used to identify the need for any formal reviews – either partial or in full.
- 11.4 Any review process would need to be undertaken in consultation with the local community and the relevant Local Planning Authority and should be instigated by the Parish Council to ensure that the Neighbourhood Plan is still current and remains a positive planning tool to deliver sustainable growth. In order to determine when a review is necessary, the Parish Council will monitor development in the parish along with local and national planning policy and the appropriate legislative context.
- 11.5 Paragraph 14, of the NPPF December 2024, emphasises the importance of keeping Neighbourhood Plans up-to-date, as the weight assigned to their policies may diminish after it has reached 5 years since it was 'made'. It is anticipated the Croxton Neighbourhood Plan will require review before it reaches the end of the Plan period and that it will be the role of the Parish Council to update the Neighbourhood Plan at the appropriate time.

Appendix A: Steering Group/Parish Council

- Paul Dauny (Chairman)
- Andy Poore (Vice Chairman)
- Emma Grist
- Carrie Goucher
- Dave Vick

Supported by : Mrs R Dawson (Parish Clerk/RFO)
Consultant: Andrea Long, Compasspoint Planning

Appendix B - Character Area Maps

Figure 15: Croxton Character Area – Survey Area
Figure 16: Croxton Character Area – Survey Findings

Figure 15: Croxton Character Area – Survey Area (please note due to parish boundary changes, the area shaded blue south of the A11 is no longer within Croxton Parish)

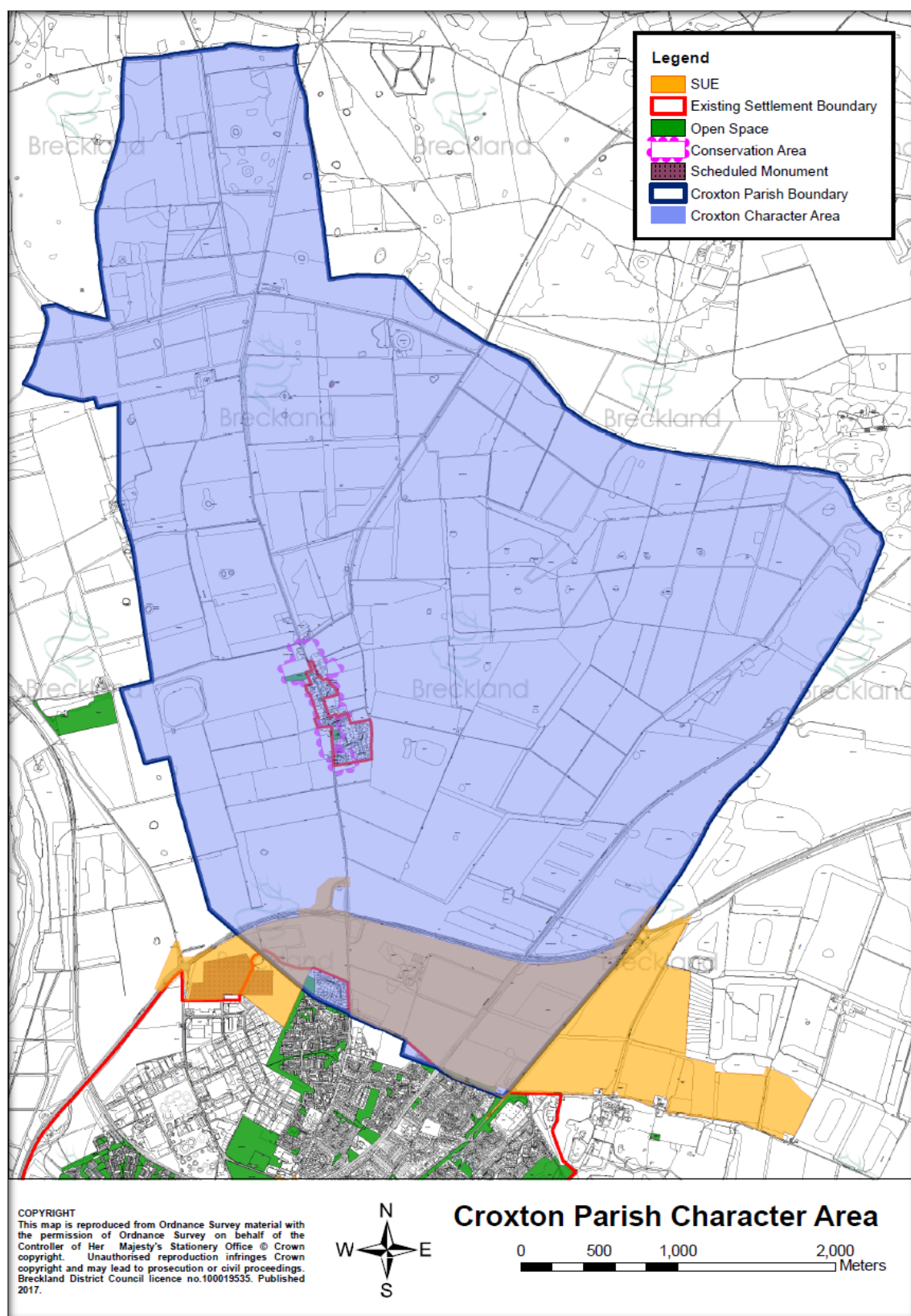


Figure 16 : Croxton Character Area – Survey Findings



Appendix C – 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
White Lion Cottages (formerly the Village Shop and Post Office
owned by the Cynthia Della Hoy Trust)
The School House
The Old Bell House
The Village Social Club (formerly the Royal Naval Association
(RNA) Club)
Hill Rise Cottages

Non-Designated Landscape Features

Dolines
Devils Punchbowl
Area between Croxton Village and the A11

Appendix D: Glossary

Glossary of terms used and/or relevant to the Acle Neighbourhood Plan and supporting submission documents. Definitions are taken directly from the glossary of the National Planning Policy Framework December 2024, except where stated.

Affordable housing

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: 90

a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

(c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

(d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.

Ancient or veteran tree

A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient woodland

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Brownfield land - see Previously developed land.

Climate change adaptation

Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Conservation (for heritage policy)

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Designated Heritage Asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developable

To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development plan

Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Green infrastructure

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site

Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record

Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

International, national and locally designated sites of importance for biodiversity

All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Irreplaceable habitat

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Local housing need

The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local planning authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning

(Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Major development

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Natural Flood Management

Managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Neighbourhood plan

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Open space (also known as green space)

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 act as a visual amenity.

Planning condition

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.

Playing field

The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Previously developed land

Land which has been lawfully developed and is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Priority habitats and species

Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Settlement boundary

A notional line drawn around the built-up-area of a settlement which delineates where certain policies, relating to new housing and employment, apply. The principle of development inside the settlement boundary is generally considered acceptable subject to the details of the proposal. Development outside of the settlement boundary is only suitable where it meets criteria set out in the NPPF.

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Special Areas of Conservation

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas

Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest

Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial development strategy

A plan containing strategic policies prepared by a Mayor or a combined authority. It includes the London Plan (prepared under provisions in the Greater London Authority Act 1999) and plans prepared by combined authorities that have been given equivalent plan-making functions by an order made under the Local Democracy, Economic Development and Construction Act 2009 (as amended).

Strategic environmental assessment

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.

Strategic policies

Policies and site allocations which address strategic priorities in line with the requirements of section 19(1B-E) of the Planning and Compulsory Purchase Act 2004.

Strategic policy-making authorities

Those authorities responsible for producing strategic policies (local planning authorities, and elected Mayors or combined authorities, where this power has been conferred). This definition applies whether the authority is in the process of producing strategic policies or not.

Supplementary planning documents

Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable Drainage System

A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra-low and zero emission vehicles, car sharing and public transport.

Transport assessment

A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed deal with the anticipated transport impacts of the development.

Transport statement

A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Wildlife corridor

Areas of habitat connecting wildlife populations.

Windfall sites

Sites not specifically identified in the development plan.

