

Croxton Neighbourhood Plan

Statement to accompany pre-submission version – January 2026

- 1.1 This statement has been prepared to comply with *Regulation 14 (v) of the Neighbourhood Planning (General) Regulations 2012* which relates to the modification or review of Neighbourhood Plans as follows:

Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—

(v) in relation to a modification proposal, provide a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;

- 1.2 In January 2019, the Croxton , Brettenham and Kilverstone Joint Neighbourhood Plan (JNP) was 'made' adopted by Breckland Council. The Neighbourhood Area covered the civil parishes of Croxton, Brettenham and Kilverstone.
- 1.3 A community governance review initiated by Thetford Town COunci in 2017 and concluded in May 2022, resulted in a change to the Thetford and Croxton Parish Boundaries. In effect eth Croxton Parish Boundary contracted northwards to the A11 Trunk Road, leaving land south of the A11 to fall within the new Thetford Parish Boundary. The key driver for the review of the parish boundaries was the development of the Thetford Sustainable Urban Extension (SUE) which extended north beyond the original Thetford Parish Boundary into Croxton Parish. The key argument in favour of moving the parish boundary was to protect the rural character of the surrounding village parishes and to retain their distinct and separate identity.
- 1.4 The JNP is now over 5 years old and therefore th weight that can be attributed to it in decision making has decreased. 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 which reflected the new parish boundary and at the same time distil the policies from the original JNP into a Neighbourhood Plan covering only the Croxton parish. Early discussions with Brettenham in respect of the intention to review the JNP had revealed that Brettenham and Kilverstone were not at that time in a position to review the JNP. Therefore Croxton Parish Council decided to move ahead with a Croxton only plan.

- 1.5 In August 2025, Croxton Parish Council applied to Breckland Council for the designation of a new neighbourhood area 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 was formally designated.
- 1.6 The Croxton Neighbourhood Plan transfers the relevant area wide objectives and policies from the original JNP into a new Croxton Plan, together with the Croxton only based policies from the JNP. The policies have also been updated to reflect changes in national and local guidance which have happened since the JNP was made in 2019.
- 1.7 The differences between the policies in the 'made' JNP and the draft Croxton Plan can be summarised as follows:
- **Policy CROX1: Housing Design and Materials**
 - Based on former Policy JNP1:
 - Minor wording changes to remove reference to the SUE and the Thetford Area Action Plan (TAAP)
 - Addition of two new criteria (e and f) to cover surface water flooding and drainage matters.
 - **Policy CROX2: Housing Density**
 - Based on former Policy JNP2:
 - Removal of second paragraph to remove references to the Thetford Area Action Plan and the SUE.
 - **Policy CROX3: Avoiding the coalescence of settlement**
 - Based on former Policy JNP10
 - Minor wording changes to remove references to Brettenham and Kilverstone
 - Wording changes to paragraph 3 to make it clear that the settlements in question are Croxton and Thetford and that the coalescence is both physical and visual.
 - **Policy CROX4: Enhancing village gateways and protecting local landscape character**
 - Based on former Policy JNP3
 - Minor wording changes to remove references to Brettenham, Kilverstone and Rushford
 - **Policy CROX5: Historic Environment**
 - Based on former Policy JNP4
 - No change
 - **Policy CROX6: Natural Environment**
 - Based on former Policy JNP6
 - No change

- **Policy CROX7: Transport and Highway Safety**
 - Based on former Policy JNP7
 - No change
- **Policy CROX8: Community Facilities**
 - Based on former Policy JNP8
 - Minor wording change to remove reference to the SUE
- **Policy CROX9: Employment**
 - Based on former Policy JNP9
 - Minor wording change to remove reference to Thetford Garden Centre in Kilverstone parish.
- **Policy CROX10: Croxton Character Appraisal**
 - Based on former Policy JNP11
 - Minor factual change to update the names of assets c) and f)
- **Policy CROX11: Greens, open spaces and undeveloped areas**
 - Based on former Policy JNP12
 - Minor amendments to remove references to Brettenham and Kilverstone

- 1.8 It should be noted that JNP Policies JNP4 – Integrating the SUE, JNP13 Brettenham and Kilverstone Almshouses, JNP14 Character appraisal for Brettenham and Kilverstone and JNP15 Areas for Enhancement in Brettenham and Kilverstone are not transferred from the JNP as they fall outside of the Neighbourhood Area for the Croxton Neighbourhood Plan.
- 1.9 The Croxton Neighbourhood Plan Review looks ahead to 2042. Just like the JNP, this Pre-Submission Version of the Croxton Neighbourhood Plan, has been developed under the Localism Act (2011) and the Neighbourhood Planning (General) Regulation (2012), as amended. The draft Croxton Neighbourhood Plan complements existing local, national and strategic planning policy. It is written to shape development for the period from 2025 to 2042.
- 1.10 Commissioned and funded by Croxton Parish Council the Croxton Neighbourhood Plan has been developed by a Steering Group consisting of Parish Councillors .
- 1.11 As outlined above the changes to the existing adopted policies from the JNP which have been transferred to the Croxton Neighbourhood Plan are minor in nature and it is the view of the Parish Council that the modifications to the Neighbourhood Plan policies are likely to be considered by the Examiner *to not be significant or substantial as to change the nature of the neighbourhood development plan which the*

modification proposal would modify and therefore a further Referendum is unlikely to be required as part of the review process.

- 1.12 It is acknowledged that the Neighbourhood Area for the Croxton Plan is different to that of the JNP , however by virtue of the fact that the Neighbourhood Area has contracted rather than increased and that the land area covered by the Croxton Neighbourhood Plan is covered in its entirety by the policies in the JNP. it is not considered that this would trigger the need for a referendum of this Neighbourhood Plan.