

These comments were either on the format and consultation process or made anonymously. Others are included here as there are no obvious places to hook the comments in the document.

Name	Consultee type	Point in TAAP	Comment	Response	Recommendation
Anon	Thetford resident	Affordable Housing	I understand that private and social housing will be intermingled. If this does not work well on phase one, will this be reconsidered and dwellings separate in subsequent phases? What happens if there are problems after the expansion plans have been completed?	Current approach is to 'pepper pot' (intermingle) affordable housing and make it tenure blind (look the same as all the other homes in that area).	Pass on comment to housing team.
Anon	Thetford resident	Affordable Housing	Will the new developments include as part of the social housing residential care homes for our aging population and care homes for younger residents of the town that need such assistances. As the number of residents increases, these needs must be catered for.	Noted.	Pass on comment to housing team.
Anon	Thetford resident	Buses	Where I live the bus start at 9am. Shame people start work at 6am.	Comment noted. It is recommended that the public transport in the town is reviewed. Start and finish times could be part of the review.	Ensure start and finish times are part of public transport review.
Anon	Thetford resident	Consultation	Whatever residents views are they are ignored i.e. riverside car park, new interchange bus station. Did planning officers take the plans to schools the generation that this masterplan will inherit!	Schools will hopefully be visited in the coming months. Principal not keen for planners to speak to pupils in March. All comments are read and considered in the round. 75% of people who responded to the Issues and Options questionnaire supported the relocation of the bus interchange.	No further action.
Anon	Thetford resident	Consultation	Call this 16 page summary leaflet. A4 size leaflet 16 page I was looking for and would be a lot better. Do not get to have big say on things as little space to say write.	Leaflet included ways to respond such as writing a letter and using the free post address.	No further action.
D M Hall	21 Grenville Way	Consultation	Maps very hard to understand unless you have lived here for a number of years.	Noted. That is why we had larger ones at the open days and on the one stop buses and around town.	No further action.
Dr Robert J Whittaker	19, Coriander Drive	Consultation	Finally, I was somewhat disappointed by the 'Open Days' offered in connection with this consultation. The only session to take place outside standard working hours was on Saturday 5th February. This was less than a week after I received details of the consultation in my copy of "About Thetford", and I did not sit down to read it until the Saturday afternoon. By this time I had missed the only session I could have attended. In future please ensure that more sessions are provided for people who work, and that these take place with more notice given.	Comments noted for future consultation exercises.	Consider when undertaking future consultation.
Janet Smith Gibbons	55 Bury Road, Thetford	Consultation	As a general comment, it is a continuing theme with Breckland council that decisions are made in respect of the town against the wishes of the residents, by people who do not and will not live in the town so do not have to live with the consequences. The overall consensus amongst residents of the town, as evidenced by previous consultations and letters in the press over the past few years, is that this consultation will make no difference. Many of us have lived through the previous expansion and seen the damage that was caused, and we fear that the same thing will happen to our town again. We don't appreciate the implication that Breckland knows what's best for us.	Comment noted. All comments are read and considered in the round. BDC do listen to comments made by all stakeholders. All comments are read and considered in the round. Officer responses are then made to each comment which will say why an issue raised has not been taken forward to influence the plan if that is the case.	Pass on comments to BDC
P Dunnett	19 Admirals Way	Consultation	I appreciate that consultation pamphlets intended to inform members of the public regarding proposals that may affect them, cannot by necessity be too lengthy or contain every single detail. To do so would put it at risk of not being read or properly considered. However, the 'TAAP Draft Final Version' as printed, could and should have included more detail than it does, for better understanding. For example, there was no table showing the 5 phases of development that would take place or what development would occur in each phase and there were no details regarding potential sources of funding. Just where is the money coming from?	Comments noted for future consultation exercises. Funding could come from Tax Increment Financing, New Homes Bonus, Community Infrastructure Levy, Developer contributions, regional growth fund.	Consider when undertaking future consultation.
P Dunnett	19 Admirals Way	Consultation	A brief explanation of what happens next, what further processes will need to be undertaken, what further approvals are necessary and what opportunities might be available for further consultation and discussion would have been helpful. In places, the document was deceptive eg. TH10 did not make clear that a new railway station would be built only if there was sufficient demand. In reality, there is no chance that Network Rail would construct a second station in a town the size of Thetford even after this expansion, barely a mile from the existing station. Demand would have to be off the Richter scale to achieve this flippant piece of planning!	Comments noted for future consultation exercises.	Consider when undertaking future consultation.
P Dunnett	19 Admirals Way	Consultation	Visiting the Open Day at the Methodist Church I discovered that there was a distinct paucity of additional information. The Open day consultations could / should have been an opportunity to provide far more additional detail by way of information posters, clearer and more detailed maps, photographs of potential development sites, explanations / examples of how road traffic capacity increases are to be achieved, how potential disruption to existing residents during development will be mitigated; environmental effects and issues etc.	Comments noted for future consultation exercises.	Consider when undertaking future consultation.

P Dunnett	19 Admirals Way	Consultation	The important issue of funding was another feature that deserved explanation – but received none. Attempting to speak with one of the planners was difficult if not virtually impossible. Individual conversations with others were lengthy and I didn't have all morning to spend waiting for an opportunity. Had there been a much larger, more detailed and informative consultation exercise based for example in the Carnegie Rooms, lasting for three whole days as well as a roadshow touring the supermarkets, I suspect more would have attended, more comment would have been obtained and we the public would have had a greater opportunity to spend time waiting to talk to planners.	Comments noted for future consultation exercises. Phone numbers were included on the summary leaflet.	Consider when undertaking future consultation.
P Dunnett	19 Admirals Way	Consultation	3) Residents of Thetford have basically lost all faith and belief in consultation procedures such as this. Time and again there have been public consultation meetings in the town attended by planners and councillors who have listened with deaf ears. Public comment has not been taken on board and has by and large, been totally ignored. There is now unfortunately, an attitude prevalent amongst many that nobody involved in planning or ordaining new developments ever listens, the planners and Council will just do what it wants anyway, so why bother to waste time contributing comment? Bodies such as Breckland District Council have done nothing to convince people otherwise but everything to entrench this attitude. It will take a mammoth effort and a considerable time to begin to change public perception.	All comments are read and considered in the round. Officer responses are then made to each comment which will say why an issue raised has not been taken forward to influence the plan if that is the case. Breckland Council has 9 Thetford District Councillors. Town Council heavily involved in MTF.	No further action.
Anon	Thetford resident	Cycle network	Good pedestrian and cycle network.	Support noted.	No further action.
Anon	Thetford	Employment	5,000 jobs, 5,0000 homes, 1 job per home - rest on dole?	Information provided by EEDA is that of on average one	No further action.
Paul Leeming	Crown and Kilverstone	Format	At present we consider the format of the draft TAAP to be counter intuitive, muddled, repetitive and lacking coherence. To address this we would suggest that the document is restructured so that the plan-wide issues and policies in front of area interventions; which would include the Sustainable Urban Extension.	Noted	Improve format - town wide policies,urban extension, area interventions.
Paul Leeming	Crown and Kilverstone	Format	Whilst it is considered that the SUE is individually the single most significant aspect of the document (and has been subject to a substantial amount of investigations and reporting) it does not follow that it should be placed at the front of the document. We would suggest that it would be more appropriate for the TAAP wide policies to be set out first (suggesting how the TAAP is translating the Core Strategy policies into the local context) followed by the various Area Interventions, including the SUE. This would then suggest that the overarching policies set the framework for the town as a whole and the area interventions within it.	Agree. Although Urban Extension is not an area intervention.	Improve format - town wide policies,urban extension, area interventions.
Paul Leeming	Crown and Kilverstone	Format	As it is the format of the document gives undue prominence to the Sustainable Urban Extension and would seem to relegate the importance of a number of other interventions such as regeneration of the town centre, housing estates and employment areas.	Noted	Improve format - town wide policies,urban extension, area interventions.
Paul Leeming	Crown and Kilverstone	Format	We would therefore suggest that the structure of the TAAP be as follows: Part 1 Background (including relationship to the Core Strategy) Part 2 TAAP wide policies Part 3 Area Interventions –including the Strategic Urban Extension Part 4 Delivery and Implementation Appendices If the draft TAAP is restructured in the way indicated above, it should follow that its length will diminish.	Noted	Improve format - town wide policies,urban extension, area interventions.
Paul Leeming	Crown and Kilverstone	Format	One of the main issues with sections 3, 4, 5 and 6 is a lack of consistency and coherence in the “order” of how the priorities, objectives and the vision are expressed. This is also reflected in the overarching structure of the document. If the structure of the TAAP is changed as set out in Para 3.10 above, this should enable these matters to be addressed.	Noted. Although approach of introducing the document, talking about what the town is like now, then the vision for what is hoped, then setting how this is to be done by using objectives is the format of the Core Strategy which has been found sound.	Improve format - town wide policies,urban extension, area interventions.
Tony Poulter	Brettenham and Kilverstone Parish Council	Format	TAAP still lacks Punch in some areas with some policies written in the conditional, some in the negative and some somewhat woolly	Noted.	General check of policy wording.
Tony Poulter	Brettenham and Kilverstone Parish Council	Format	TAAP still lacks Coherence in lay out because the Policy [numbers] do not accord with the chapter numbers.	Noted. It is not intended that policy numbers match sections numbers.	Change appendices to letters.
Anon	Thetford resident	General	Don't just talk the talk, walk the walk.	Noted.	No further action.

Anon	Thetford resident	General	Provide decent toilets now	TAAP does not address public toilets. That is beyond its remit.	Pass on comment to town council.
Anon	Thetford resident	General	I have filled so many consultations in in the past that I am just not interested anymore, because Breckland will just do what they like, i.e. the bus station. Nothing ever gets done and the town centre is an absolute disgrace. I know a lot of people's attitudes dropping litter etc, but the shops and variety of them are terrible. I go to Bury or Norwich for my clothes, shoes, presents etc. I have lived in Thetford since 1965 and I can't remember it looking so awful.	Many residents have expressed similar dis-satisfaction with the town centre. Furthermore BDC evidence base shows much money is being leaked to Norwich, Cambridge and Bury St Edmunds as there is limite retail offer in the town. Town centre masterplan has been recommended to be produced which would look at how the town centre works and come up with ways to improve it which could see other retailers attracted to the town.	No further action.
Anon	Thetford resident	General	I find it impossible to predict have effect the new development will have on Thetford. Those may be right who fear the emergence of two disconnected Thetford, the newbolted unhappily onto the old, with all the problems for traffic and sercices, and no real benefit to the town centre. Alternativley, those may be right who believe that the new development, together with the dualled A1, will act as a real stimulus for the regeneration of the town centre. Time will tell.	Noted.	No further action.
Anon	Thetford resident	General	I for my part believe there is a chance that the new development will be beneficial for Thetford and the town centre. And I also believe that there is no chance of such regeneration without some big outside stimulus such as the new development. So I am cautiously in favour of the TAAP, even though it is likely to mean disruption to our lives for 15-20 years or more. It will be critical to avoid the shoddy and build to last.	Noted.	No further action.
Anon	Thetford resident	General	The town must be regenerated especially with regard to the bus station. We need housing but employment is or should be a priority. We must keep as much of our countryside intact and preserve the history of the area.	Noted.	No further action.
Coal Authority	Statutory Consultee	General	No specific comments	Noted.	No further action.
D Unsworth	Thetford resident	General	None of these proposals will work! Thetford needs the A11 to be dualled first. Ther town centre needs to be looked at first as it is int total decay. Who will buy these houses? Work and wages in Thetford are poor. These new houses wil be bought up and rest rented out. Thetford has no hope with these plans and ideas. Mad!	Many residents have expressed similar dis-satisfaction with the town centre. Furthermore BDC evidence base shows much money is being leaked to Norwich, Cambridge and Bury St Edmunds as there is limite retail offer in the town. Town centre masterplan has been recommended to be produced which would look at how the town centre works and come up with ways to improve it which could see other retailers attracted to the town. Government committed to dualling the A11 by 2015.	No further action.
David Wright	TY Hanner, Green Lane	General	As a local resident I can see a great deal of disruption over the next 10 years with very little benefit to us.	Noted.	Potentially somehting for PPA to discuss.
Dr Robert J Whittaker	19, Coriander Drive	General	In general, the plans seem to be well thought-out, though I am slightly concerned about the scale of the development. It risks dominating the north-east of Thetford; eating into the countryside, and leading to greater congestion along Norwich Road and at the A11 roundabout. However, it seems these last two issues have been considered, and steps will be take to address them.	Noted.	No further action.
Jodie Canham	15 The Meadows	General	Overall, really pleased with plans, would just like to see it all started now.	Noted.	No further action.
John Zannini	Thetford resident	General	The golf course rents a lot more land than it uses - space which could be used by the town for sporting activities etc and add to attractions available for residents e.g. par 3, public course, golf range, bowls, tennis etc. Ground staff available too.	Comments noted. The Golf Coures is part of a SSSI and the golf club has entered it into a HLS to improve the condition of the SSSI. It is uncertain that an alternative or more intense use of the facility will be environmentally acceptable. Additionally, the golf cluc is a private facility which has not signalled any intention to relocate or adopt its provsion.	
Linda Payne	Thetford resident	General	The whole action plan is very ameteurish,did you get 6th formers to do it?At a time when transport,sercives and new building work is shrinking I dont really think much of this will happen,you've spent more money on magazines and consultations than will get spent on anything of any importance.Make a new plan with things people really want instead of what you think they want!	The TAAP plans for the next 15 years. Within that time period the county is likely to emerge from the current downturn, potentially in the next year or two. There is also a demand for housing in the area. Consultation is an important part to producing a development plan document - many appreciated using the About Thetford as a medium.	No further action.

Melinda Raker	Thetford resident	General	<p>I have studied the Thetford Area Action Plan with interest and dismay.</p> <p>I have lived and run a business within 6 miles of Thetford for the last 35 years. I have observed the decline of the once thriving centre of Thetford, the loss of the individual shops and the huge growth of the housing estates. Decades of poor planning, poor architecture and inadequate standards of education have failed generations of those who live in Thetford. Thetford's identity has been totally eroded over the years with its only decent buildings (e.g. Abbey Farm Barns and the old prison) sold off to developers who create yet more lower end housing. The heart of the town has been ruined by industrial sites (Halfords area) and access routes which are unfathomable to visitors.</p> <p>What is the "identity" of Thetford? The bright red mock Georgian houses of the Croxton Road Estate or the occasional flint faced houses on the London Road? The planners don't seem to object to any style or density of numbers. It gives the impression that their view is that Thetford is solely a dormitory for Bury St Edmunds and Cambridge.</p>	<p>Many residents have expressed similar dis-satisfaction with the town centre. Furthermore BDC evidence base shows much money is being leaked to Norwich, Cambridge and Bury St Edmunds as there is limited retail offer in the town. Town centre masterplan has been recommended to be produced which would look at how the town centre works and come up with ways to improve it which could see other retailers attracted to the town. Education attainment is being addressed through the academy proposal. Core Strategy and TAAP have policies on design and seek to guide development.</p>	No further action.
Melinda Raker	Thetford resident	General	<p>The Action Plan does little to alleviate the existing problems. The three key factors appear to be a New Bus Interchange, which is reportedly not fit for purpose, the merger of the two secondary into the Thetford Academy on two sites, and 5000 houses crammed into an area, which as calculated by an independent Chartered Surveyor, demonstrates that it will be yet more high-density, and therefore more of the same style of housing as on other estates, aimed at the lower end of the market.</p>	<p>Comment noted. The bus interchange approach is detailed within the TAAP. At the time of writing, the approach to education being planned is to located all secondary education on one site to the north of the town. The precise type of housing will reflect the core strategy policy on affordable housing as well as the identified need. There are strategic design principles to guide development.</p>	No further action.
Melinda Raker	Thetford resident	General	<p>There seems to be no vision, no imagination, no aspiration. Where is the hope of a cinema, decent shops, good restaurants, art centres, public gardens, good landscaping and green walk ways? What is going to bring affluence to the town? I used to visit Thetford at least twice a week to visit the excellent individual shops, but now would only go into the town perhaps six times a year (to visit the florist or the doctor.) Those who have spending power do not want the charity shops, betting shops, the pound shops and have no need to actually visit banks or building societies. Tesco's and Sainsbury's have drawn the main retail areas to opposite ends of the outskirts of the town – so why go into the centre? Shopping is infinitely better in Norwich or Cambridge or on the internet. There is little currently to entice spending within the town and the Action Plan seems to be a recipe for more of the same.</p>	<p>Many residents have expressed similar dis-satisfaction with the town centre. Furthermore BDC evidence base shows much money is being leaked to Norwich, Cambridge and Bury St Edmunds as there is limited retail offer in the town. Town centre masterplan has been recommended to be produced which would look at how the town centre works and come up with ways to improve it which could see other retailers attracted to the town.</p>	No further action.
Melinda Raker	Thetford resident	General	<p>I watched Newcastle evolve over 6 years and was so impressed by the vision of the combined Newcastle/Gateshead planners. A city that had been in decline totally reinvented itself to create a thriving, vibrant community that draws people from every socio-economic strata. If only Thetford could emulate all of that on a smaller scale. It seems that the voices of those who care about the soul of Thetford get shouted down by those who feel that more and more housing is the answer to everything and absolutely nothing. The stone curlew gets more favourable hearing than the local residents!</p> <p>This is the chance to make Thetford a good place to live in, ridding itself of its existing poor reputation. I hope much of the Action Plan is discarded and that someone with true vision picks up the baton and creates something special, of which we can all be proud.</p>	<p>Comments noted. Newcastle and Gateshead have benefitted from millions of pounds of European funding and national funding and evidence indicated that a number of affected communities in Tyneside are unhappy with the regeneration strategy. The Council has specifically identified that it wishes to improve the reputation of Thetford and through the TAAP it considers it has put in place a responsive and appropriate planning strategy to allow for the regeneration and investment which is of a scale and quality suitable for the town.</p>	No further action.
Melinda Raker	Thetford resident	General	<p>If I was asked for any suggestions, rather than just making criticisms, it would be to Halve the proposed number of houses to be built the north of Thetford.</p> <p>Encourage higher end builders such as Hopkins Homes to create areas of housing rather than the low cost developers so that those with spending power feel the area is a "good" place to live and hence improve the local economy</p> <p>Get in the best Head Teachers available for the schools (note what Hackney Downs has done to a failing school – it is now one of the best in the country). As an ex-Ofsted inspector, I know that it is the Thetford schooling that has failed the children – not that the children lack ability. Aspirational parents are moving their children away from Thetford Schools.</p> <p>Take down the Carnegie Rooms and use a top architect to build a community centre with vision, imagination and passion and style.</p> <p>Limit the number of charity shops: they are good things, but if private landlords cannot let their properties, they will be forced to bring down the rents to make them more accessible to start up businesses</p>	<p>Through the preparation of the TAAP the housing numbers have been reduced to enable a scale and density of housing appropriate to the form, character and setting of Thetford. The TAAP has no direct control over the running of schools or the number of charity shops. The Carnegie Room is a Town Council asset and not under the control of Breckland Council.</p>	No further action.

P Dunnett	19 Admirals Way	General	These are just a few reasons why, like it or not, Joe Public are sceptical of the TAAP. Promises, promises – just another plan to go with all the others. Yes we want an attractive and thriving town, somewhere that’s good to live and raise a family with pleasant environs and sufficient facilities. Just how much of this plan, will actually become reality is the question on many lips.	The TAAP will be examined by Government Inspectors who will assess whether the site is sound in terms of delivery and effectiveness.	No further action.
Paul Leeming	Crown and Kilverstone	General	It is not the intention to repeat the comments verbatim but it is worth noting the generality of the matters raised as they inform our comments in this round of consultation. The issues raised concerned <ul style="list-style-type: none"> • Length of the document – it is too long; • A need to refer to recent changes in Government policy; • Provide a more positive focus to the document – opportunities not problems; • The contents are too prescriptive and lack flexibility; and • Limited details on deliverability, implementation and monitoring. Further comments were included about the order and general coverage of the policies and also elements of the Proposals Map in particular the extent and logic of the Development Limits.	Comments noted.	CheckTAAP with reps in mind.
Paul Leeming	Crown and Kilverstone	General	To start with we welcome the production of the draft Thetford Area Action Plan (TAAP) as it provides an overarching framework for development and regeneration activity in Thetford for the period to 2026, and beyond. In particular it seeks to provide a context for the emerging proposals for the Sustainable Urban Extension (SUE) to the north and north east of the town ensuring that the SUE is delivered in a way which is beneficial to the town as a whole, is integral to the town, and enhances Thetford as a destination for living, do business and to visit.	Noted.	No further action.
Paul Leeming	Crown and Kilverstone	General	Overall the narrative of the document has been improved from the earlier draft of November 2010 emphasising the opportunities through the Area Action Plan, the growth point and healthy town status. We would suggest that there are still a number of areas which remain negative in tone with reference to “problems” rather than issues.	Agree.	Check and amend TAAP.
Paul Leeming	Crown and Kilverstone	General	Breckland Council and its advisors should be congratulated in preparing the Draft Final Thetford Area Action Plan (TAAP) which is currently prepared for public consultation. A challenging timetable is set out for progressing the document to formal Submission Stage with an Examination later in the year. Whilst such speed is welcomed we would question whether this is achievable given the comments raised previously which do not appear to be addressed and further comments set out in this response. . Both the Crown Estate and the Kilverstone Estate welcome the pragmatic approach set out in the document regarding the proposed Thetford Sustainable Urban Extension (SUE) in particular the acceptance of the reduced housing numbers and the associated changes in the Land Budget.	Noted.	No further action.
Paul Leeming	Crown and Kilverstone	General	For the most part the proposals in the draft TAAP set out for the SUE reflect the collaborative partnership approach between the Landowners, the Council (including MTF) and their advisors over the previous months; an approach which should continue into the future with the signing of the Planning Performance Agreement (PPA) between the principal parties.	Noted.	No further action.
Paul Leeming	Crown and Kilverstone	General	In broad terms the purpose of the TAAP is to be broadly consistent with the adopted Core Strategy insofar as the Spatial Strategy, objectives and Vision are concerned. It is also to set out the parameters to accommodate the substantial growth of the town over the plan period and beyond, primarily through the urban extensions, alongside a corresponding activity to regenerate the town centre and existing housing estates.	Noted.	No further action.
Paul Leeming	Crown and Kilverstone	General	<ul style="list-style-type: none"> * With the current consultation, we would suggest that the document is restructured to start with the area wide considerations (by policy /development requirement), followed by the area interventions, including the Urban Extension. It is our view that the present structure – with the Urban Extension proposals first – results in large amounts of duplication and repetition. * Some judicious editing and re-ordering of the document policies could shorten the document. * There are parts of the document which are considered to be area wide and then relate to the SUE and vice versa. Again this could be addressed through editing. * With the current structure it appears that the SUE is the sole consideration in the AAP. This runs counter to what the landowners are seeking to achieve, principally an Urban Extension which is an integral and integrated part of the town which contributes to and assists in the delivery of a wider regeneration of Thetford and the town centre. * A number of changes are being made to the SUE Masterplan and land budget, these will need to be taken into account in the next version of the document; * We have suggested a number of policies could be deleted to avoid duplication or for rationalisation and * Some of the indicators and monitoring framework could be simplified. 	Noted.	Check TAAP with reps in mind.

Sarah Wilson	Thetford resident	General	I would say that a major problem with the Moving Thetford Forward programme is the lack of Thetford people involved in the actual decision-making. We need to see a MAJORITY of local people on the panel WITH VOTING RIGHTS. Local people know more about how to avoid the problems that have happened in the past and what would work in Thetford.	There are 9 Thetford based District Councillors. Town Council involved heavily in MTF. 4 MTF board members are from the area.	Pass on comments re MTF to BDC.
Teresa Mead	Thetford resident	General	To know the needs of Thetford, you have to live in the town, use local shops, local buses, take coach holidays from our bus station and be a pedestrian in all areas. Only then can the needs be seen. Services in Thetford as it is now need improving vastly before any more houses are built e.g. gritting dangerous areas in bad weather, clearing leaves from pavements, cutting back hedges and edges etc. The local people of Thetford need to be listened to as we live, work and socialise here, not go home to another town where it is a case of 'out of sight, out of mind'.	There are 9 Thetford based District Councillors. Town Council involved heavily in MTF. 4 MTF board members are from the area.	Pass on comments re MTF to BDC.
Tim Lovejoy	Barnham Action Group	Consultation	The value of the process in which 1000 people responded to the first stage was that it was local with the drop-offs and Richard K and I went around to visit all the groups in their community and some people were prepared to hope for positive change Since then, internal change and delays have meant that you have lost all that momentum, or most of it Finally, in order to keep the community engaged, you needed to have told them the story via your own newsletter on a 3 monthly basis. Instead, news had leaked out via press and rumour and there has been no consistent story and so people have lost engagement, trust and hope	Noted.	Will pass on comments to MTF and Council.
Trevor Burlingham	Thetford resident	Consultation	Is it really necessary and sensible to use planning phases such as "overarching" and "modal shift" when you want people to read and understand the document? If it is necessary to build so many house and many people doubt it is, the plans look very well thought out.	Comments re language used in summary leaflet noted.	Take on board for next consultation.
Trevor Burlingham	Thetford resident	General	Finally I would add my voice to that of many others to say the time for planning and consultation is over, we need to see some money spent, particularly on the Town Centre.	Noted.	Pass on comments to MTF and BDC.
Trevor Payne	Thetford resident	General	Apart from the comments above the whole plan seems to be a collection of general policy statements and intentions dressed up using important sounding words that mean very little in real terms. It would have been better in plain English rather than council jargon. It has the flavour of window dressing without any real substance.	Comments re language used in summary leaflet noted.	Take on board for next consultation.
Velda Luckhurst	78 Vicarage Road	General	It has taken 40 years for Thetford to develop to where it is today but the planners ripped the guts out of the town all those years ago.	Planning has moved on since 60s. Now, planning is based on local evidence and understanding of need rather than deliberate strategy in 60's to relocate people who were living in appalling conditions from bomb damaged London. The Heritage and Culture MTF Thematic Group are working hard on this issue. The Town Council are keen to and active in promoting Thetford's heritage.	No further action.
Velda Luckhurst	79 Vicarage Road	General	Thetford is steeped in history, even housing its own mint, but no one seems to care - a town divided by the town into two countie made whole for GLC development and abused by planners ever since.		No further action.
Velda Luckhurst	81 Vicarage Road	General	The town was far better managed and looked after when it was a borough.	Noted.	No further action.
Anon	Thetford resident	Land allocations.	Strong objection to development of agricultural land.	We recognise that growth in Thetford will result in loss of agricultural land, however we have got to balance loss with the delivery of homes and jobs. The land is also towards the lower end of grades for agricultural land.	No further action.
D M Hall	22 Grenville Way	Map 2	Looks good, but people should have been consulted before any of this was started i.e. 5,000 dwellings. Also where are the jobs coming from?	Consultation on the Core Strategy started about 6 years ago. Consultation on the TAAP started around 3 years ago and included open days and questionnaires to every household. An employment topic paper has been produced that identifies likely job creation in supporting services as a result of the growth will be in the region of 2,300. It also estimates that a further 4,000 jobs are likely to be created on the employment land. Occupiers could be those wishing to expand from other areas of the town, or new employers attracted by the changes to the town.	No further action.
Mr and Mrs A	Thetford resident	Masterplan	Sounds ok to us. We agree with most of the proposals.	Noted	No further action.
Anon	Thetford resident	Number of homes	New homes not wanted. A11 dualling now.	The plans for Thetford are based on household need as opposed to target populations. The household numbers	

Anon	Thetford resident	Number of homes	All we have to look forward to is more people, more cars, more congestion and more misery.	opposed to target populations. The household numbers are informed by demographic factors as well as economic trends including net in and out migration levels. Household targets were agreed at a regional level with broad support for the numbers from Breckland Council, Thetford Town Council and a number of infrastructure companies. Breckland Council was supportive of the household targets on the basis of their ability to meet identified household need in the Breckland area and the broad argument that 6,000 homes would equate to 12,000 people and raise Thetford's population by 2026 to 40,000. This population growth is considered necessary to underpin regeneration by raising Thetford's size to that similar to Bury St Edmunds' current population and thereby encouraging investment. The Government is supportive of the dualling of the A11 and at the time of writing have said it will be underway by 2015.		
Anon	Thetford resident	Number of homes	It's just another London overspill! Too many houses, too many people = poor quality of life for existing residents.			
Anon	Thetford resident	Number of homes	I think Thetford does not need such vast expansion. Please make a new town somewhere else.			
Anon	Thetford resident	Number of homes	This extension to the north is not needed.			
Anon	Thetford resident	Number of homes	I have grave concerns (along with many other Thetford residents) about the proposed extra housing. I believe the town is large enough but needs a thorough overhaul of facilities.			
Sarah Wilson	Thetford resident	Number of homes	I consider this plan flawed from the start, because people in Thetford did not ask for this number of homes to come here – they are being foisted on us. In a previous consultation, we were asked where the new homes should go -then we were told they could only go in one place. This is when the number of houses should have been drastically reduced and shared more evenly with other Breckland towns. If all these new homes are built in the area to the north of the town, it will create another huge, sprawling estate and I cannot see how this can help to regenerate the town centre.		No further action.	
Anon	Thetford resident	Number of homes	This extension to the north is not needed. Who is going to use it when there are unused homes, factories and shops already here. Clean up graffiti and redevelop what we have.		BDC has an empty homes officer. TAAP suggests plans for the town centre and existing employment areas.	No further action.
Steve	Thetford resident	Number of homes	Why do we need more houses when so many are up for sale. Need more doctors, schools and employment for existing residents.		BDC has an empty homes officer. NHS Norfolk assessments shows GPs not at capacity. Dentists are and NHS Norfolk looking into that. Secondary Education being discussed at present. According to NCC assessment, there is capacity in primary education around the town. TAAP seeks to investigate existing employment estates.	No further action.
J.R.Kitson	Thetford resident	Parish boundaries	While it may not specifically included, I would have thought that if this development goes ahead, the time has to come alongside it when Thetford's boundaries are redrawn to include land inside the bypass and currently part of Croxton and of Brettenham to the south east.		Comment noted. It is not for the TAAP to address Parish Boundaries.	BDC plan to instigate a parish boundary review this year.
Anon	Thetford resident	Phasing	I understand that phase 1 building will probably start in 2013. If houses in the Phase 1, 2 etc are not sold/let will the subsequent phases be delayed or cancelled? Otherwise we will be surrounded by empty homes and house prices will drop.		Developers unlikely to build if they are not able to sell properties.	No further action.
P Dunnett	19 Admirals Way	Play area	The plans are notable for their glaring failure to properly take into account the needs of children and young people who will also become residents of the new urban development. Houses, industry, buses, roads etc. all receive due attention but there are no proposals to include any play area provision whatsoever. Such provision should now be included within the TAAP and be made an essential requirement of any new residential development. The needs of children and young people appear to have been substantially overlooked by the planners.	Play area provision is covered in the Core Strategy. DC11 sets standards.	No further action.	
Anon	Thetford resident	Play equipment	Play equipment is important. It is not just a place where children play but an important social meeting place for mums, dads, friends etc.	Noted.	No further action.	
Paul Leeming	Crown and Kilverstone	Proof reading.	Parts of the document would benefit from a proof read; none of this undermines the general intent of the TAAP. For instance it would be appropriate for the TAAP text to be consistent in its reference to the "Sustainable Urban Extension" or "SUE".	Agree. Will use Thetford Urban Extension.	Agree. Will use Thetford Urban Extension.	
Paul Leeming	Crown and Kilverstone	Proof reading.	We would suggest that prior to publication of the Submission version that the document is edited to ensure that the reference to the Sustainable Urban Extension is consistent; there are for example references to the "Northern Development", "Thetford North", "the strategic extension", "the urban extension", and the "northern growth area".	Agree. Will use Thetford Urban Extension.	Agree. Will use Thetford Urban Extension.	
Tony Poulter	Brettenham and Kilverstone Parish Council	Proof reading.	TAAP still lacks Clarity over the [Sustainable] Urban Extension – there are still a lot of references to Thetford and the Thetford Urban Extension	Agree. Will use Thetford Urban Extension.	Agree. Will use Thetford Urban Extension.	
Anon	Thetford resident	TH10	What a waste of money. A town the size of Thetford can only justify one train station. Norwich and Cambridge only have one each.	This policy reserves land in case such an idea is needed in the future. It is not a commitment to provide a new station, rather a commitment to save land just in case.	No further action.	

Anon	Thetford resident	TH10	As to another station, ridiculous! The rail company cannot staff our existing station full time let alone a 2nd station as well. The route is one line, not even a different direction. If Norwich and Cambridge can manage a variety of routes and only need one station for the populous they serve, so can Thetford. Our existing station is central and if the new residents are considered too far from the station, then they are too far from all the town facilities including the library, museum and bus station etc.	This policy reserves land in case such an idea is needed in the future. It is not a commitment to provide a new station, rather a commitment to save land just in case.	No further action.
Anon	Thetford resident	TH11	What is wrong with things as they are? Make more congestion with traffic lights why don't you!	Transport evidence identifies that signalisation is a mechanism to ensure junctions work at peak periods. In principle it is acceptable to the highways agency. The plan is to 2026 during which time background growth on its own would result in issues on the trunk road. Look at most cost effective way of getting the most out of junctions	No further action.
Anon	Thetford resident	TH11	Putting traffic lights on every roundabout? What is a bypass for? Surely not to stop every half a mile or so. The junctions are roundabouts now so why change it? More unnecessary expense.	Transport evidence identifies that signalisation is a mechanism to ensure junctions work at peak periods. In principle it is acceptable to the highways agency. The plan is to 2026 during which time background growth on its own would result in issues on the trunk road. Look at most cost effective way of getting the most out of junctions	No further action.
Anon	Thetford resident	TH12	Traffic calming to discourage HGVs in residential areas especially along Brandon Road.	NCC are aware of HGVs through Thetford. Will pass on this comment.	Pass comment to NCC.
Anon	Thetford resident	TH12	What is wrong with things as they are? Make more congestion with traffic lights why don't you! Pathetic, what a waste of money.	TH12 represents worst case scenario of what is required. Reality is that any reduced scheme would be encouraged and could be seen as more acceptable in financial and environmental terms. The approach in the policy is deliverable and acceptable to NCC who manage the local road network.	Improve section to state potential benefits of traffic lights.
Anon	Thetford resident	TH12	Traffic lights on the Mundford Road/Croxton Road would be a nightmare at peak times now it is bad enough and lights would make it worse. Do I want more traffic going past my house, no - 5,000 houses in one area is a bad idea.	Junctions will struggle around the town with background growth and no large scale development. Lights can manage capacity and help more sustainable users such as bus and cyclists and pedestrians get around easier.	
Anon	Thetford resident	TH13	I think there will be a need for more than 5,000 new jobs as 5,000 new houses could mean 10,000 people needing work (unless they are mostly one person units) or Thetford is to be a benefit town.	The figure is a floor rather than a ceiling - if there are more jobs than 5,000 it does not mean they will be turned away. Employment topic paper being produced to support the TAAP.	No further action.
Anon	Thetford resident	TH13	Areas of new employment need to be established as a priority or people will use Thetford as a dormitory town.	Employment land to be phased with houses.	No further action.
Anon	Thetford resident	TH13	Work places should use the ones that are empty first	TAAP includes the idea of spatial framework plans for the existing estates.	No further action.
Anon	Thetford resident	TH14	With the new housing, hopefully there will be plenty of car parking to save all the double parking and pavement parking that seems to be the norm now.	There is a policy on car parking in the adopted Core Strategy.	No further action.
Anon	Thetford resident	TH14	There will be provision for local shops on several sites - this will help the local needs but it will also diminish the use of the town centre.	The town centre is protected through the Core Strategy Policies and will be improved through a town centre masterplan.	No further action.
Anon	Thetford resident	TH17	When the Court House closes, this could be turned into part of the Academy - it is central and accessible.	Education strategy likely to be refreshed.	No further action.
Anon	Thetford resident	TH17	The riverside is not suitable for the academy. Why have 1 school on 3 sites? There is plenty of space to build on at the two other sites. This area should be developed as a bus station with existing buildings as a waiting area and tourist information bureau.	Education strategy likely to be refreshed.	No further action.
Anon	Thetford resident	TH17	The academies pose future problems of children walking between them from one school to another.	Preferred Option is for academy on one site to the north of the town. How school pupils get from other parts of the town will need to be investigated as plans progress.	No further action.

Anon	Thetford resident	TH18	8 new proposed doctors! Our surgery tried for months to recruit one! Who would want to come and live here? We have to go out of town for everything other than food/ Shopping was better in the 50's. The overspill spoilt this town and its all going to happen again regardless of what Thetford people want.	It is understood that the entertainment offer, restaurant offer and shopping offer in Thetford is limited at the moment. It is not clear as to why a town the size of Thetford does not have a cinema for example. It is envisaged that the changes proposed will attract better shops and more entertainment to reduce the need to travel for such reasons. Planning has moved on since '60s. Now, planning is based on local evidence and understanding of need rather than deliberate strategy in 60's to relocate people who were living in appalling conditions from bomb damaged London. Note that the original figure planned for Thetford was 6,500 and this has been revised down to 5,000. The TAAP also addresses the existing employment and residential estates as well as the town centre.	No further action.
Anon	Thetford resident	TH18	I am pleased that recycling, community buildings and medical facilities are included but what will become of the Healthy Living Centre, so recently built?	Review of the Healthy Living Centre is in terms of how its services could be improved to benefit the town's residents.	No further action.
Anon	Thetford resident	TH18	We already have new health centre. We need one of the new dentists in town centre.	There is demand for a new dentist and this is being looked into.	No further action.
Anon	Thetford resident	TH19	You all certainly know how to waste our money. I cannot believe your reasoning. A change of councillors would be more appropriate.	Noted. No further action.	No further action.
Mr and Mrs A	Thetford resident	TH2	Hopefully this will happen	Noted. No further action.	No further action.
Andrew Willis	Thetford resident	TH21	The town centre masterplan is crucial to the success of the Thetford Area development and yet we are asked to make comments on the Action Plan whilst this crucial element remains unformulated.	Support for town centre masterplan noted.	No further action.
Anon	Thetford resident	TH21	The town centre needs to be urgently addressed to reverse the run down appearance. Caution should be exercised with regard to pedestrianisation. Successful towns like Holt and Dereham have through traffic.	Support for town centre masterplan noted.	No further action.
Anon	Thetford resident	TH21	Town centre in desperate need of redevelopment, to change reputation as a cheap shops and cheap labour town.	Support for town centre masterplan noted.	No further action.
Anon	Thetford resident	TH21	I do not agree with anything regarding the Thetford Urban Extension, You need to prove commitment by firstly regenerating the town centre.	Support for town centre masterplan noted. Phasing and requirement for urban extension to get planning permission would mean masterplan likely to be completed and in place before development starts.	No further action.
Anon	Thetford resident	TH21	Priority should be given now to regenerating the town centre and market. This needs to be addressed before any more houses are built. This then will help to attract new people to the area and use the shops and facilities here instead of travelling to Bury etc.	Support for town centre masterplan noted. Phasing and requirement for urban extension to get planning permission would mean masterplan likely to be completed and in place before development starts.	No further action.
Anon	Thetford resident	TH21	This should be prioritised and is more important than grand plans. Thetford should be a place that people would want to line in or shop in.	Support for town centre masterplan noted.	No further action.
Anon	Thetford resident	TH21	The Urban Extension including 5,000 future houses should not be built until the town centre is improved.	Support for town centre masterplan noted. Phasing and requirement for urban extension to get planning permission would mean masterplan likely to be completed and in place before development starts.	No further action.
Anon	Thetford resident	TH21	It is a nonsense to ever think about building 5,000 homes before the town has decent facilities at its heart. The town centre needs to have good shops (including food) in a central hub - not just charity shops, £ stores and building societies as now. The town centre is not central to the needs of the people, it will become a dead space and people will travel to other towns where more is on offer and some will choose to live elsewhere.	Support for town centre masterplan noted. Phasing and requirement for urban extension to get planning permission would mean masterplan likely to be completed and in place before development starts. Many residents have expressed similar dis-satisfaction with the town centre. Furthermore BDC evidence base shows much money is being leaked to Norwich, Cambridge and Bury St Edmunds as there is limited retail offer in the town. Town centre masterplan has been recommended to be produced which would look at how the town centre works and come up with ways to improve it which could see other retailers attracted to the town.	No further action.

Anon	Thetford resident	TH21	Morrisons/Asda should go into Woolworths (small size one) proper shop not xpress or metro. Some shops should be independent.	Supermarkets are directed to the town centre as per national policy. Town centre masterplan could look into independent shop issue.	Comments could be included in the masterplan brief.
Helder Figueiredo and Ryan Skipp	Academy North Site	TH21	Disappointed in variety of shops. Not much to do in the town centre for young people. Nothing interesting in the town centre. Residents have to travel to shop. No top name shops. Older people are attracted to the town. In the evening, town centre is very quiet. They would like more shops and more variety. The town centre has no colour and is a bit dull. The town is old fashioned. Town needs to be somewhere people want to spend the day. Town might only appeal to older people. Benches are too old.	Many residents have expressed similar dis-satisfaction with the town centre. Furthermore BDC evidence base shows much money is being leaked to Norwich, Cambridge and Bury St Edmunds as there is limited retail offer in the town.	Comments could be included in the masterplan brief.
Mr and Mrs A	Thetford resident	TH21	Either demolish, upgrade or reinstate new Carnegie on same site.	Owned by town council.	Pass on comments to Town Council.
Mr Epton	Thetford resident	TH21	Town centre shops too small to support all these houses, people will travel elsewhere for shopping leaving it a ghost town. These houses will be for commuting only and not benefiting the town. If got revenue to spare, could build a wall along riversdale stopping the geese fouling the footpaths.	Many residents have expressed similar dis-satisfaction with the town centre. Furthermore BDC evidence base shows much money is being leaked to Norwich, Cambridge and Bury St Edmunds as there is limited retail offer in the town.	No further action
Anon	Thetford resident	TH21 and TH22	Revitalisation of the town centre should be top priority. Regenerate the area and persuading retailers to open stores in Thetford and encouraging residents to shop locally in good quality shops.	Support for town centre masterplan noted.	No further action.
Anon	Thetford resident	TH23	This shift will occur although public transport should be available. Existing roads and car parks in town need to be improved to cope with a larger town.	TAAP emphasises importance of public transport. Town centre masterplan would address car parking. TAAP includes policy on some road junctions.	No further action.
Andrew Willis	Thetford resident	TH25	The bus interchange should stay where it is! Would prefer that the Anchor Site be redeveloped to include bus terminus/waiting rooms with toilets, café, small shops etc and perhaps room for a community centre.	The desire for the existing bus facilities that exist within the Bridge Street car park to be improved is noted. However the existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be compromised. The design of the new Bus Interchange and the work planned for Minstergate and St Nicholas Street (including the adjacent junction onto Norwich Road) will be safe for pedestrians and other road users. The proposals being developed have been subject to an independent safety audit and two full scale 'm	Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.
Anon	Thetford resident	TH25	This is the wrong place for a bus interchange	No reason is given for the comment provided, which prevents a reasoned response.	No further action.

Anon	Thetford resident	TH25	Unsuitable for bus interchange. Keep where it is and modernise the current site incorporating a tourist information.	The desire for the existing bus facilities that exist within the Bridge Street car park to be improved is noted. However the existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be compromised. The design of the new Bus Interchange and the work planned for Minstergate and St Nicholas Street (including the adjacent junction onto Norwich Road) will be safe for pedestrians and other road users. The proposals being developed have been subject to an independent safety audit and two full scale 'm	Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.
Anon	Thetford resident	TH25	would need to use the Wilkinson's and the other building and the car park for the bus station so that the buses and coaches have room for manoeuvring. Could be a nightmare if not, as the present bus station exit is.	The design of the new Bus Interchange and the work planned for Minstergate and St Nicholas Street (including the adjacent junction onto Norwich Road) will be safe for pedestrians and other road users. The proposals being developed have been subject to an independent safety audit and two full scale 'mock up' trails carried out with a local bus operator the recommendations of which have been incorporated into the design as it has developed.	Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.
Anon	Thetford resident	TH25	Will the proposed new bus station be large enough to cope with the greater volume of buses and coaches?	Yes	Comments noted.
Anon	Thetford resident	TH25	The land at St Nicholas/Minstergate is totally inappropriate/inadequate. We have a good location already in use. It needs updating and hopefully the Anchor could be part of this.	The land at St Nicholas / Minstergate is within the town centre and is an appropriate location for a bus interchange, having good access to the main road network in the town and also within easy walking distance of the rail station. The proposed site is large enough to cater for the largest buses and coaches permitted to operate on Britain's roads and will have sufficient capacity to cater for the planned growth of the town. The design of the new Bus Interchange and the work planned for Minstergate and St Nicholas Street (including the adjacent junction onto Norwich Road) will be safe for pedestrians and other road users. The proposals being developed have been subject to an independent safety audit and two full scale 'mock up' trails carried out with a local bus operator the recommendations of which have been incorporated into the design as it has developed.	Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.

Anon	Thetford resident	TH25	Bus station and anchor pub whould be revamped. Bus Station should not be moved to smaller space - congestion at lights?	<p>The desire for the existing bus facilities that exist within the Bridge Street car park to be improved is noted. However the existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be comprised. The design of the new Bus Interchange and the work planned for Minstergate and St Nicholas Street (including the adjacent junction onto Norwich Road) will be safe for pedestrians and other road users. The proposals being developed have been subject to an independent safety audit and two full scale 'm</p>	<p>Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.</p>
Anon	Thetford resident	TH25	This site is not suitable for a bus interchange. This is a main pedestrian thoroughfare also cars going to existing shops. To use this for buses will be very dangerous - accidents waiting to happen.	<p>The design of the new Bus Interchange and the work planned for Minstergate and St Nicholas Street (including the adjacent junction onto Norwich Road) will be safe for pedestrians and other road users. The proposals being developed have been subject to an independent safety audit and two full scale 'mock up' trails carried out with a local bus operator the recommendations of which have been incorporated into the design as it has developed.</p>	<p>Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.</p>
Anon	Thetford resident	TH25	Moving the position of the bus station is not what we the bus users want. Such a stupid notion might suit planners who never use these buses, but if you actually went to the bus station and asked people getting on and off buses if they wanted the bus station moving to Minstergate, you would get a resounding NO THANKYOU! Leave the bus station where it is.	<p>The desire for the existing bus facilities that exist within the Bridge Street car park to be improved is noted. However the existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be compromised.</p>	<p>Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.</p>

Anon	Thetford resident	TH25	develop current bus station now	The desire for the existing bus facilities that exist within the Bridge Street car park to be improved is noted. However the existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be compromised.	Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.
Anon	Thetford resident	TH25	Keep the bus station where it is. Minstergate is not at all suitable. Re-develop the Anchor incorporating it into a café, visitors centre etc with the river close by. It would be nicer for visitors coming to the town.	The desire for the existing bus facilities that exist within the Bridge Street car park to be improved is noted. However the existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be comprised. The design of the new Bus Interchange and the work planned for Minstergate and St Nicholas Street (including the adjacent junction onto Norwich Road) will be safe for pedestrians and other road users. The proposals being developed have been subject to an independent safety audit and two full scale 'm	Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.
Anon	Thetford resident	TH25	As the bus station area is now not to be used as the third site for the Academy, I hope that it can remain in its present position. If we are promoting tourism in our town, it makes sense for it to remain here. People passing through town and shopping at the riverside - one of our biggest assets I am sure would wish to return.		
Anon	Thetford resident	TH25	Leave the coach station on the existing site but improve facilities such as toilets, also a small café where people can purchase a drink while waiting for a connection on another coach. The existing site is a much safer and central place for people to wait for coaches.	The desire for the existing bus facilities that exist within the Bridge Street car park to be improved is noted. However the existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be compromised.	Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.
Anon	Thetford resident	TH25	The bus station should be where it is now but modernised. People with no cars want to be dropped off where the town centre is as near as possible.		
Anon	Thetford resident	TH25	The bus station needs a revamp but on the existing site perhaps using the Anchor or the court building as information/toilets, refreshments etc.		
Anon	Thetford resident	TH25	Bus station stay where it is. Use Anchor Site for bigger bus station.		
Mr and Mrs A	Thetford resident	TH25	Keep bus station where it is please.	The desire for the existing bus facilities that exist within the Bridge Street car park to be improved is noted. However the existing site is constrained, by adjacent buildings (one of which is listed), flood zones (along the river frontage) and by the existence of a scheduled ancient monument. Without significant demolition of buildings the existing facilities can not be improved to provide a high quality interchange of sufficient capacity to cater for the planned growth and regeneration of the town. If building demolitions occurred to achieve a suitable site assembly for a new bus interchange the regeneration potential of this important town centre site and the opportunity it provides to significantly enhance the river frontage and wider revival of the town centre would be compromised.	Agree that further consultation on the new proposed bus interchange and existing riverside site is urgently required in advance of Town Centre masterplan work to aid local understanding of what is being proposed and why an alternative option of retaining the existing bus facility is not an appropriate way forward to achieve the regeneration of this key town centre site.

P Dunnett	19 Admirals Way	General	After more than 15 years of haggle and wait we still can't even get a new bus station! What hope therefore of getting sufficient new infrastructure to support existing residents let alone another 1000's more that might come with further urban expansion?	The planned growth of Thetford will be delivered taking into account the need to deliver essential infrastructure. Breckland Council will negotiate infrastructure as part of the planning application process. Additionally, the Council is working on the preparation of a Community Infrastructure Levy (CiL) which will require most types of development to make financial contributions towards infrastructure.	No further action.
Andrew Willis	Thetford resident	TH26	Rather than an additional station less than 2000 metres from the existing one, I would prefer to see facilities improved there, in particular provision for parking since the use of Station Road is causing traffic congestion.	Support noted.	No further action.
Anon	Thetford resident	TH26	Information, toilets, refreshments etc. need to be installed in the existing station buildings - even the waiting rooms and toilets are closed from 1pm every day.	Noted. Some of this provision already in place. Policy also enables the station to be used for some other uses.	No further action.
Anon	Thetford resident	TH26	Leave train station where it is. Some people have to walk from Bury/London Road etc to train station so let people from Joe Blunt's Lane walk as well.	No plans to move station, just improve the existing and potentially provide an additional one later in the plan period.	No further action.
Anon	Thetford resident	TH28	if this is right, make sure that the land at Ramsey Close is put forward for allotments and not housing, get it right now and not later.	Noted. Ramsey Close issue not addressed in TAAP. This is to be handed over to the Town Council.	No further action.
Anon	Thetford resident	TH29	Need green corridor/buffer from Joe Blunt's lane to A11 bypass to screen all new development from view.	Noted. TAAP seeks to protect Joe Blunt's Lane as well as the distinctive features of the landscape. Masterplan shows green areas to the north of the lane.	No further action.
Anon	Thetford resident	General	Joe Blunt's lane is a bridleway - remember Green Lane? Watch the decline of Thetford and weep. Can you imagine living in the town and not using a car! Hands off the (newly opened) healthy living centre.	A proposed policy seeks to learn from Green Lane and protect Joe Blunt's lane. HLC will be reviewed to improve its use in medical service provision terms to benefit the town.	No further action.
Mr and MRs A	Thetford resident	TH3	We agree with this	Noted.	No further action.
Anon	Thetford resident	TH35	With water levels rising, this would be an expensive mistake.	Noted.	No further action.
Anon	Thetford resident	TH39	How will the redevelopment of existing housing stock affect home owners!	Residents had the opportunity to influence the plans for the existing estates. Officers aware that each estate has a mix of tenure, be it rented or owned. Such issue will be addressed as appropriate to reflect the plans.	Improve policy wording to reflect that a range of measures from aesthetics to housing uplift could be appropriate to different estates.
Anon	Thetford resident	TH40	All sub standard 60s built industrial buildings need to be replaced before new build.	Noted. TH40 talks of the need to address the existing employment areas.	No further action.
Anon	Thetford resident	TH40	Areas of new employment need to be established as a priority or people will use Thetford as a dormitory town.	Noted. Part of the detailed phasing plan will include employment land.	No further action.
Anon	Thetford resident	TH8 and TH9	Will the new bus services incorporate and improve the current bus services to the Croxton Road estates as well as the new housing developments?	The exact routing of the buses is work in progress. It is recommended that there is a review to the existing public transport services.	Review public transport. As part of PPA process work on routing of future bus routes.
Anon	Thetford resident	TH8 and TH9	It's no good building homes and say there will be a bus every 5 minutes - that will only happen if they are used by the new residents but if I lived that far from town, I am sure I would use a car like everyone else, especially those with children.	Some of the community will walk, some cycle, some get the bus and some drive. The plan emphasises the importance of using more sustainable modes of transport. By having frequent and affordable buses, it is hoped that more will use the bus rather than the car.	No further action.
Anon	Thetford resident	Transport	Traffic flow in Croxton Road will increase if the plans go ahead. Changes to the road and the bypass need to be carried out before any start on phase 2 to make this viable.	Noted. Further investigation into phasing will be part of Planning Application.	No further action.