

## The story so far

In 2016 the Parish Council agreed to prepare a Neighbourhood Plan. Since that time a Working Group has, with the aid of professional support, undertaken background research and consultation on what the Plan should cover and the proposals that it should include.

We have now reached an important stage in its preparation and are consulting on the Draft Plan.

### What is a Neighbourhood Plan?

It is a new kind of planning document designed to allow local people to play an active part in planning their area. It can guide the development and conservation of the village. It can, for example, also identify proposals for:

- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

When complete, it will form part of the **statutory** Mid Suffolk Council and Planning Inspectors will have to take note of what it says when considering development proposals.

Community involvement is a major part of the process of developing a Neighbourhood Plan and it must be approved in a local referendum before it can be used.

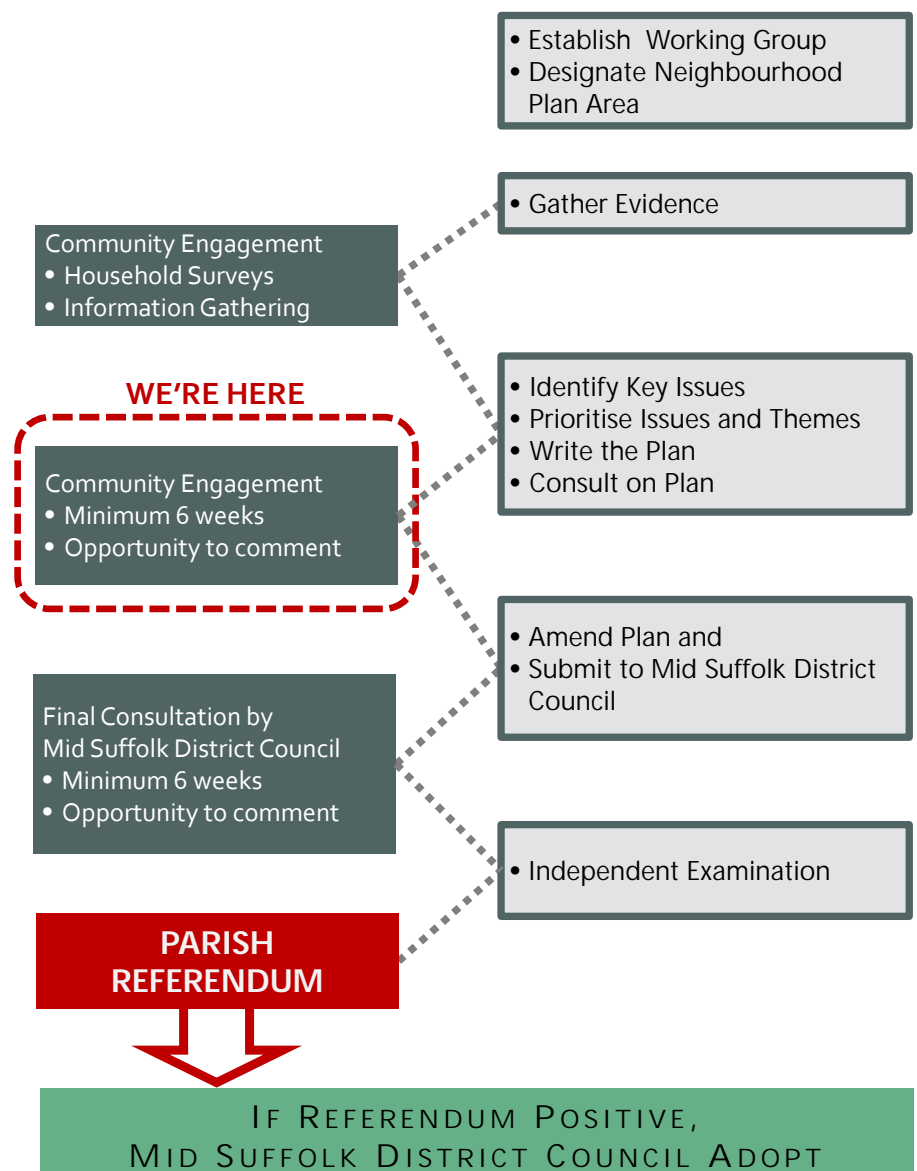
Over the next 6 weeks you have an opportunity to read the Plan and submit your comments.

The boards that follow provide information about all the Planning Policies in the Plan.

**WE NEED YOUR VIEWS  
BY 28 MARCH 2020**

### How it is prepared

There are a number of stages that have to be completed, as illustrated. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut.



## Plan Contents

- 1 Introduction
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- Policies Maps

## Supporting Documents

- Housing Sites Assessment
- Design Guidance
- Local Green Space Assessment
- Appraisal of Important Views
- Household Questionnaire Results

The Plan contains:

### Planning Policies

These will be used to supplement the Local Plan when decisions on planning applications are made.

### Policies Maps

These illustrate areas of land or buildings where policies in the Plan apply.



**WE ESPECIALLY WANT YOUR COMMENTS ON THE PLANNING POLICIES**

**PLEASE ALSO TELL US IF YOU SUPPORT THE PLAN**

Arising from the outcomes of the research and surveys,  
the Plan's over-arching Vision is:

**Thorndon Parish will strive to celebrate its proud heritage whilst keeping the village a thriving rural community in a living, working countryside which is dependent on retaining our local services and community facilities such as schools, local shops, public houses and places of worship.**

**Affordable and accessible rural housing is essential to ensure viable use of these local facilities.**

**We will welcome appropriate housing development to ensure that our community continues to thrive.**

The Vision is supported by five topic areas, each with objectives that will contribute to the delivery of the Vision.

### Housing Objectives

1. Provide housing that meets the local needs of Thorndon
2. Enable opportunities for the provision of affordable housing that meets the needs of those with a connection with Thorndon
3. Encourage the incorporation of energy saving measures in new homes

### Natural Environment Objectives

1. Protect and enhance the local landscape and significant views
2. Maintain and improve the biodiversity assets of the parish

### Services and Facilities

1. Protect and enhance community facilities and services for the benefit and needs of Thorndon residents

### Built Environment and Design

1. Protect and enhance Thorndon's heritage assets
2. Ensure new development is of a high-quality design and of a scale and design that reflects local character.

### Transport and Highways

1. Address traffic speed and safety issues
2. Protect and enhance the village public rights of way network

**DO YOU SUPPORT THE VISION AND OBJECTIVES?**

## THE PLAN

- Identifies the amount of housing growth in the parish up to 2036 and the main sites for that growth
- Focuses development to within defined Settlement Boundary drawn around the main built-up area of the village
- Enables the building of low-cost affordable housing to meet local needs
- Protects important open spaces as Local Green Space
- Protects and maintains features of Landscape and Biodiversity Value
- Identifies important views that should be protected from the impact of development
- Protects the landscape outside the built-up areas
- Seeks to maintain the building characteristics and distinct character areas
- Identifies buildings that aren't Listed but that are important to the character of the village
- Seeks to protect our services and facilities

## Location of development



- The Neighbourhood Plan is guided by the National Planning Policy Framework and the relevant Mid Suffolk Local Plan documents.
- The 1998 Local Plan defines a Settlement Boundary for the village
- The Neighbourhood Plan provides an opportunity to amend the Boundary and make it fit for purpose for the future
- Proposals for development outside the Settlement Boundary will not normally be allowed unless there are specific and exceptional circumstances.

### Policy THN 1 – Spatial Strategy

The Neighbourhood Plan area will accommodate development commensurate with Thorndon's designation as a Secondary Village in the adopted Core Strategy and emerging designation as a Hinterland Village in the Joint Local Plan.

The focus for new development will be within the Settlement Boundary, as defined on the Policies Map.

Proposals for development located outside the Settlement Boundary will only be permitted for those that are essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses, where:

- i) it can be satisfactorily demonstrated that there is an identified local need for the proposal; and
- ii) it cannot be satisfactorily located within the Settlement Boundaries.

**DO YOU SUPPORT THIS POLICY?**

## How much new housing?

The Neighbourhood Plan cannot stop already planned development and it has to fit in with the amount of planned development in the Mid Suffolk Local Plan.

Last year, Mid Suffolk published a new draft Local Plan that identified a need for at least 55 additional homes in Thorndon between 2018 and 2036, including sites that already had planning permission that hadn't been built.

- At 1<sup>st</sup> April 2018 there were already permissions for 55 new homes that had not been completed.
- A further 27 new permissions have been granted since that time.

As such, there's no real need to identify additional sites to meet the minimum requirement.

However, given the existing permissions are either already built or could be in the next few years, the Plan needs to identify how we meet needs over the next 16 years.

The Neighbourhood Plan therefore identifies three sites for development totalling 16 dwellings with a restriction that they should not be built until at least 2026.

## Policy THN 2 – Housing Development

This Plan provides for around 100 additional dwellings to be developed in the Neighbourhood Plan area between 2018 and 2036. This growth will be met through:

- i the implementation of planning permissions that had not been completed as at 1 April 2018; and
- ii site allocations identified in Policies THN 3, THN 4, THN 5, THN 6 and THN 7 in the Plan and on the Policies Map; and
- iii small brownfield “windfall” sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan; and
- iv in exceptional circumstances, dwellings outside the Settlement Boundary where it can be demonstrated that the dwelling is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses for which it can satisfactorily be demonstrated that it needs to be located in the countryside.

In addition, proposals for the conversion of redundant or disused agricultural barns outside the Settlement Boundaries into dwellings will be permitted where:

- a) the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- b) the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- c) the proposal would lead to an enhancement to the immediate setting of the building, and the creation of a residential curtilage and any associated domestic paraphernalia would not have a harmful effect on the character of the site or setting of the building, any wider group of buildings, or the surrounding area.

# Affordable Housing

## Policy THN 8 – Affordable Housing on Rural Exception Sites

Proposals for the development of small-scale affordable housing schemes, including entry level homes for purchase (as defined by paragraph 71 of the NPPF) on rural exception sites outside the Settlement Boundaries, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

- i. remains affordable in perpetuity; and
- ii. is for people that are in housing need because they are unable to buy or rent properties in the village at open-market prices; and
- iii. is offered, in the first instance, to people with a demonstrated local connection, as defined by the Mid Suffolk Choice Based Lettings Scheme. Where there is no need, a property should then be offered to those with a demonstrated need for affordable housing in neighbouring villages.

These restrictions should be delivered through a legal agreement attached to the planning consent for the housing. Applications for such development will be considered in relation to the appearance and character of the surrounding area, the potential impact on residential amenity and highway safety.

To be acceptable, proposals should demonstrate that a local need exists which cannot be met by applying normal planning policy for the provision of affordable homes in association with market housing.

Any application for affordable housing in respect of this policy should be accompanied by a detailed need and the accommodation proposed should contribute to meeting this proven need.

In exceptional circumstances, a small number of market homes will be permitted where it can be demonstrated:

- a) that no other means of funding the construction of the affordable homes is available; and
- b) the market housing is subsidiary to the affordable housing element of the proposal and the amount of market housing required is, as demonstrated through a viability assessment, the minimum required to deliver the affordable housing.

Where sites for affordable housing in the countryside are brought forward with an element of market housing, both housing tenures should be built to the same design standards and contribute towards the character of the area.

## Delivering affordable housing?

Affordability of housing remains a significant barrier for many seeking their own homes.

In Mid Suffolk, average house prices are over ten times the average household income.

Many newly-formed households are excluded from the housing market.

Affordable housing schemes can primarily be delivered through a percentage of a larger development of over ten dwellings (as is being delivered at the Kerrison site) or, as an exception, small-scale schemes, including entry level homes for purchase or “rural exception sites” outside the Settlement Boundary where housing would not normally be permitted.

In order to deliver affordable housing through “exception sites” the following would be required:

- a need to be established
- a willing landowner being prepared to sell land at a price significantly below the market value for housing land
- a registered social landlord (housing association) willing to work with the Parish Council and District Council to fund and manage a scheme.

## Sites already in the pipeline

The Neighbourhood Plan cannot stop already planned development and it has to fit in with the amount of planned development in the Mid Suffolk Local Plan.

On sites where more than one house is being developed and where construction hadn't commenced in December 2019, we've allocated them in the Plan because the principle of development has been accepted.

The two sites are identified below.

### Policy THN 3 – Land at Kerrison Centre

A site of 1.22 hectares at the former Kerrison Centre, as identified on the Policies Map, is allocated for approximately 22 dwellings including 35% affordable dwellings, subject to proposals meeting the following requirements:

- a) dwellings shall be limited to a maximum height of two storeys.
- b) the retention of existing trees protected by preservation orders
- c) the provision of an access path to the Local Green Space to the east identified in Policy THN 12.



### Policy THN 4 – Land west of Hall Road

A site of 0.25 hectares west of Hall Road, as identified on the Policies Map, is allocated for three dwellings comprising two, two-storey dwellings and one single storey dwelling.



**DO YOU SUPPORT THESE POLICIES?**

### Future housing sites

Given the existing permissions are either already being built or could be in the next few years, the Plan needs to identify how we meet needs over the next 16 years.

The Neighbourhood Plan therefore identifies three new sites for development giving a total of 16 dwellings with a restriction that they should not be built until at least 2026.

The sites were assessed for their suitability in an independent appraisal and we consulted on these sites at our Drop-In event last May.

Concept plans shown on the right illustrate how the sites could be developed.

#### Policy THN 5 – Land at Brambledown south of Stoke Road

A site of 0.35 hectares at Brambledown, south of Stoke Road, as identified on the Policies Map, is allocated for up to four dwellings to be accessed from Stoke Road.

The development should:

- i include at least two dwellings with two bedrooms;
- ii retain vehicular access to Brambledown; and
- iii retain and enhance existing trees and hedgerows around the site boundaries

The development will not be permitted to be commenced before 2026.



#### Policy THN 6 – Land North of, and surrounding, 37 The Street

A site of 0.37 hectares north of, and surrounding, 37 The Street as identified on the Policies Map, is allocated for up to six dwellings.

The development should:

- i include at least three dwellings with a maximum of two bedrooms;
- ii provide a new vehicular access from The Street which should enable a link to land to the north (Policy THN5); and
- iii where possible, retain existing trees and hedgerows and enhance the landscape through the planting of native species trees and hedgerows.

The development will not be permitted to be commenced before 2026.



#### Policy THN 7 – Land East of Fen View

A site of 0.7 hectares east of Fen View as identified on the Policies Map, is allocated for up to six dwellings.

The development should:

- i include at least three dwellings with a maximum of two bedrooms;
- ii provide a new vehicular access from Fen View and, subject to highways safety considerations, enable a vehicle and/or pedestrian link to land to the south (Policy THN5); and
- iii where possible, retain existing trees and hedgerows and enhance the landscape through the planting of native species trees and hedgerows.

The development will not be permitted to be commenced before 2026.



**DO YOU SUPPORT THESE POLICIES?**

## Housing Mix

A Housing Market Assessment for the east of Suffolk identified the following house size needs:

- 8% one-bedrooms
- 34% for two-bedrooms
- 29% three-bedrooms
- 29% four of more bedrooms.

Our community survey in Autumn 2016 identified that most residents felt we need more smaller homes whereas the amount of medium and large houses was about right.

The survey also identified a need for bungalows.

On any future larger developments it is expected that, unless the particular circumstances dictate otherwise, such as meeting an identified affordable housing requirement on a site, the highest proportion of new homes on a site of ten or more homes should be two-bedroomed properties. This proportion could be adjusted during the lifetime of the Plan should new and relevant evidence be published.

## Policy THN 9 – Housing Mix

In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of two-bedroomed homes within the scheme, unless it can be demonstrated that:

- i) the particular circumstances relating to the tenure of the housing dictate otherwise; or
- ii) the latest publicly available housing needs information for the Plan area identify a need for a different mix.

The provision of bungalows will also be supported where the proposal would not have a detrimental impact on the character of the area in the vicinity of the site.



## Housing Space Standards

The Government's 2015 national space standards set optional minimum acceptable space standards that should be applied to build both open market and affordable housing.

They encourage provision of enough space in homes to ensure that they can be used flexibly by a range of residents. The standards also aim to ensure that sufficient storage can be integrated into dwelling units. It is emphasised that these standards are expressed as minimum space standards.

We've also included requirements for ensuring space is made for wheelie bins and cycle storage

## Policy THN 10 – Measures for New Housing Development

All new dwellings shall achieve appropriate internal space through adherence to the latest Nationally Described Space Standards.

Dwellings should also make adequate provision for the covered storage of all wheelie bins and cycles. Cycle parking provision shall be in accordance with the adopted cycle parking standards.



**DO YOU SUPPORT THESE POLICIES?**

### Landscape

Land to the north and west of the village is currently designated in the local plan as a Special Landscape Area (SLA). The boundary of the SLA has been assessed and amended to reflect field boundaries.

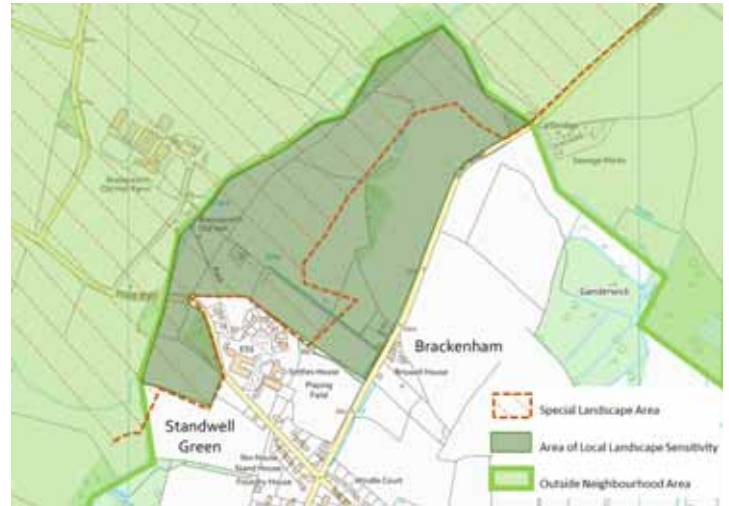
A new local designation, the Area of Local Landscape Sensitivity, is made in the Neighbourhood Plan covering the SLA area.

The designation does not, in itself, stop development taking place. It ensures that any development within the area should be designed to be in harmony with the special characteristics of the area.

### Policy THN 11 – Area of Local Landscape Sensitivity

Development proposals in the Area of Local Landscape Sensitivity, as identified on the Policies Map, will be permitted only where they:

- i) protect and enhance the special landscape qualities of the area; and
- ii) are designed and sited so as to harmonise with the landscape setting.



### Dark Skies

Artificial lighting of development, while increasing security, can also impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment.

Aspects such as poor design, location, or the expulsion of unnecessarily high levels of light can also have a harmful impact.



### Policy THN 12 – Dark Skies

While ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over lighting.

Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife subject to highway safety, the needs of particular individuals or groups, and security.

Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

**DO YOU SUPPORT THESE POLICIES?**

## Local Green Spaces

The Government enables neighbourhood plans to identify, for special protection, green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development, other than in “very special circumstances.”

The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

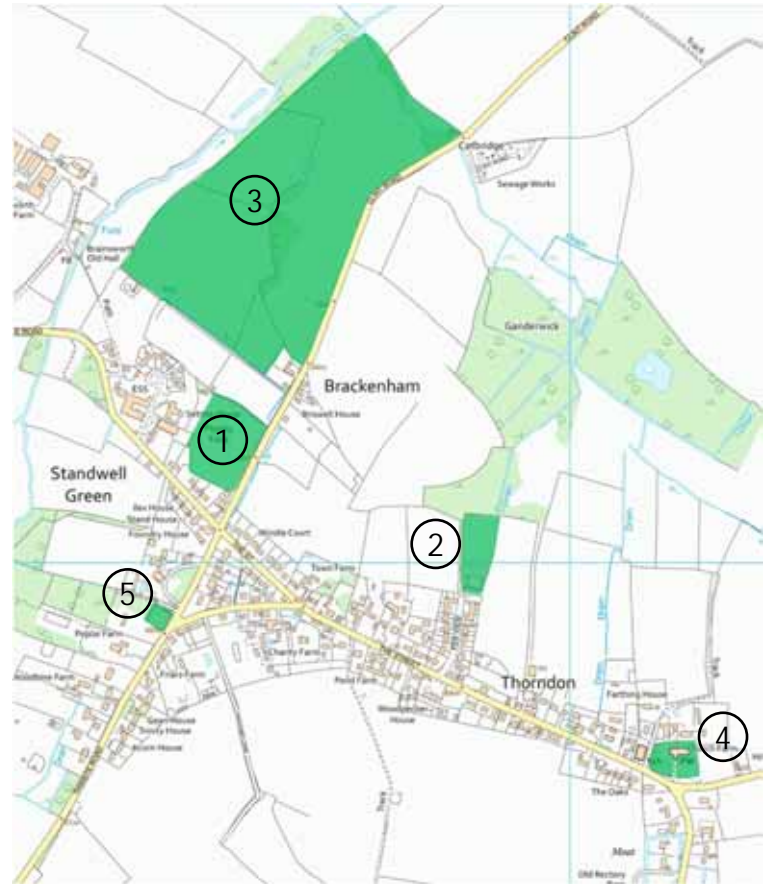
A separate Local Green Space Appraisal has been undertaken and those spaces that meet the criteria are identified in Policy THN 13.

### Policy THN 13 – Local Green Spaces

The following Local Green Spaces are designated in this Plan and identified on the Policies Map.

- 1 Kerrison Playing Field
- 2 Fen View Play Area and Open Space
- 3 Kerrison Set Aside Land
- 4 All Saints' Churchyard
- 5 The Bowling Green

Development on these sites will only be permitted in very special circumstances. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.



## Biodiversity

Although there are no national or local sites designated for their natural or habitat importance, existing woodland, hedgerows, ponds and streams do play an important role in providing habitats and wildlife corridors across the parish.

Improvements will be supported that might include

- creating new habitats,
- enhancing existing habitats,
- providing green roofs, green walls, street trees or sustainable drainage systems.

Relatively small features can often achieve important benefits for wildlife, such as incorporating ‘swift bricks’ and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.



Suffolk Biodiversity Information Set



### Policy THN 14 – Biodiversity

Except in exceptional circumstances, development proposals should avoid the loss of, or substantial harm to, important trees, hedgerows and other natural features such as ponds.

Where such losses or harm are unavoidable:

- i) the benefits of the development proposal must be demonstrated clearly to outweigh any impacts; and
- ii) suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required.

It is expected that the mitigation proposals will form an integral part of the design concept and layout of any development scheme, and that development will be landscape-led and appropriate in relation to its setting, context and ongoing management.

Where new access is created, or an existing access is widened through an existing hedgerow, a new hedgerow of native species shall be planted on the splay returns into the site to maintain the appearance and continuity of hedgerows in the vicinity.

Development proposals will be supported where they provide a net gain in biodiversity through, for example,

- a) the creation of new natural habitats including ponds;
- b) the planting of additional trees and hedgerows (reflecting the character of Thorndon's traditional hedgerows), and;
- c) restoring and repairing fragmented biodiversity networks

**DO YOU SUPPORT THESE POLICIES?**

### Heritage Assets

The village retains a number of important heritage assets that make a significant contribution to the character of the village.

There are currently 25 Listed Buildings across the parish.

There are also a number of buildings in the village that are of local significance. They make a significant contribution to the historic environment and character of Thorndon and may be worthy of being protected as 'Local Heritage Assets'. The buildings are:

- Moat Farmhouse, High Street
- Thorndon CEVP School, The Street
- The Black Horse, The Street
- The Millhouse, The Street
- The Old Police Station, The Street
- The Old Fire Engine Station, The Street
- Peeler's Cottage, Stanwell Green
- Kelly House, Stoke Road



### Thorndon's Distinct Character



The area around the church, primary school and Manor Farm forms a focal point within the village.

The listed buildings, locally important buildings, trees and hedgerows and open spaces contribute to a local character that could be damaged should development proposals be permitted that do not take account of the combination of these assets.

The Neighbourhood Plan designates a Special Character Area within which development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.

### Policy THN 15 – Buildings of Local Significance

The retention and protection of local heritage assets and buildings of local significance, including buildings, structures, features and gardens of local interest, will be secured.

Proposals for any works that would lead to the loss of, or substantial harm to, a building of local significance should be supported by an appropriate analysis of the significance of the asset together with an explanation of the wider public benefits of the proposal.

### Policy THN 16 – Heritage Assets

To ensure the conservation and enhancement of the village's heritage assets, proposals must:

- preserve or enhance the significance of the heritage assets of the village, their setting and the wider built environment, including views into, within and out of the conservation area as identified on the Policies Map;
- retain buildings and spaces, the loss of which would cause harm to the character or appearance of the conservation area;
- contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the Landscape Appraisal and Built Character Assessment, through the use of appropriate design and materials;
- be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting, in line with the AECOM Design Guidelines for Thorndon;
- demonstrate a clear understanding of the significance of the asset and of the wider context in which the heritage asset sits, alongside an assessment of the potential impact of the development on the heritage asset and its context; and
- provide clear justification, through the submission of a heritage statement, for any works that could harm a heritage asset yet be of wider substantial public benefit, through detailed analysis of the asset and the proposal.

Proposals will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

Where a planning proposal affects a heritage asset, it must be accompanied by a Heritage Statement identifying, as a minimum, the significance of the asset, and an assessment of the impact of the proposal on heritage assets. The level of detail of the Heritage Statement should be proportionate to the importance of the asset, the works proposed and sufficient to understand the potential impact of the proposal on its significance and/or setting.

### Policy THN 17 – Thorndon Special Character Area

A Special Character Area is identified on the Policies Map. Within this area, as well as having regard to the need to preserve or enhance the significance of the heritage assets in or adjoining the area, consideration should be given as to how a proposal enhances the distinct characteristics of the identified area.

A proposal will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

**DO YOU SUPPORT THESE POLICIES?**



Community facilities and services in the villages make an important contribution towards maintaining the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of residents, and in reducing the need to travel.

The retention of these facilities and services is therefore essential to the livelihood of the villages and helps reduce rural isolation and social exclusion.

However, it is recognised that demands change over time and it would be unreasonable to require the retention of facilities if there is no longer a proven need or demand for them. In such circumstances it might be appropriate for those uses to be lost where specific criteria can be met.



**Policy THN 20 – Protecting existing services and facilities**  
Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes) will only be permitted where:

- it can be demonstrated that the current use is not economically viable nor likely to become viable. Where appropriate, supporting financial evidence should be provided including any efforts to advertise the premises for sale for a minimum of 12 months; and
- it can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use; or
- alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.



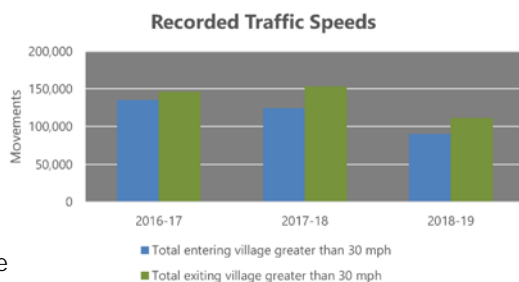
## Transport and Highways

Neighbourhood planning regulations do not allow the consideration of strategic highway matters, such as the provision of a bypass, as policies in a Plan and therefore this Plan can only support future consideration of improvements to the transport network around the village.

The village is served by minor country roads and, in the community survey, residents commented that the condition of the roads and access were good to average.

Many of the minor roads would be too narrow to add additional pavements as the village increases in size. However, with further increase in traffic due to village expansion, further pavements may be required to ensure pedestrians can remain safe.

A significant proportion of respondents had concerns about vehicles travelling at excessive speeds through the village. VAS equipment was purchased by the Parish Council and the use was implemented on 12 July 2016.



Respondents to the survey felt that there has been a dramatic increase in the volumes of traffic travelling through Thorndon over the last decade.

With the future expansion of the village this is likely to increase further. Due to this it is highly likely that highways will need to be modified to better cope with this increase in demand and load.

The narrow lanes within and around Thorndon are also popular with cyclists and horse riders. It may be appropriate to designate some of the narrower lanes as “Quiet Lanes” to provide a recognition that these lanes are used for non-motorised travel and that drivers should expect to consider the needs of walkers, cyclists and horse riders.

The parish has a good extent of public rights of way linking various parts of the village.

The paths are in generally good condition and waymarked and gaps in the network are not immediately apparent, albeit that the use of village roads is sometimes necessary to complete a circular walk.

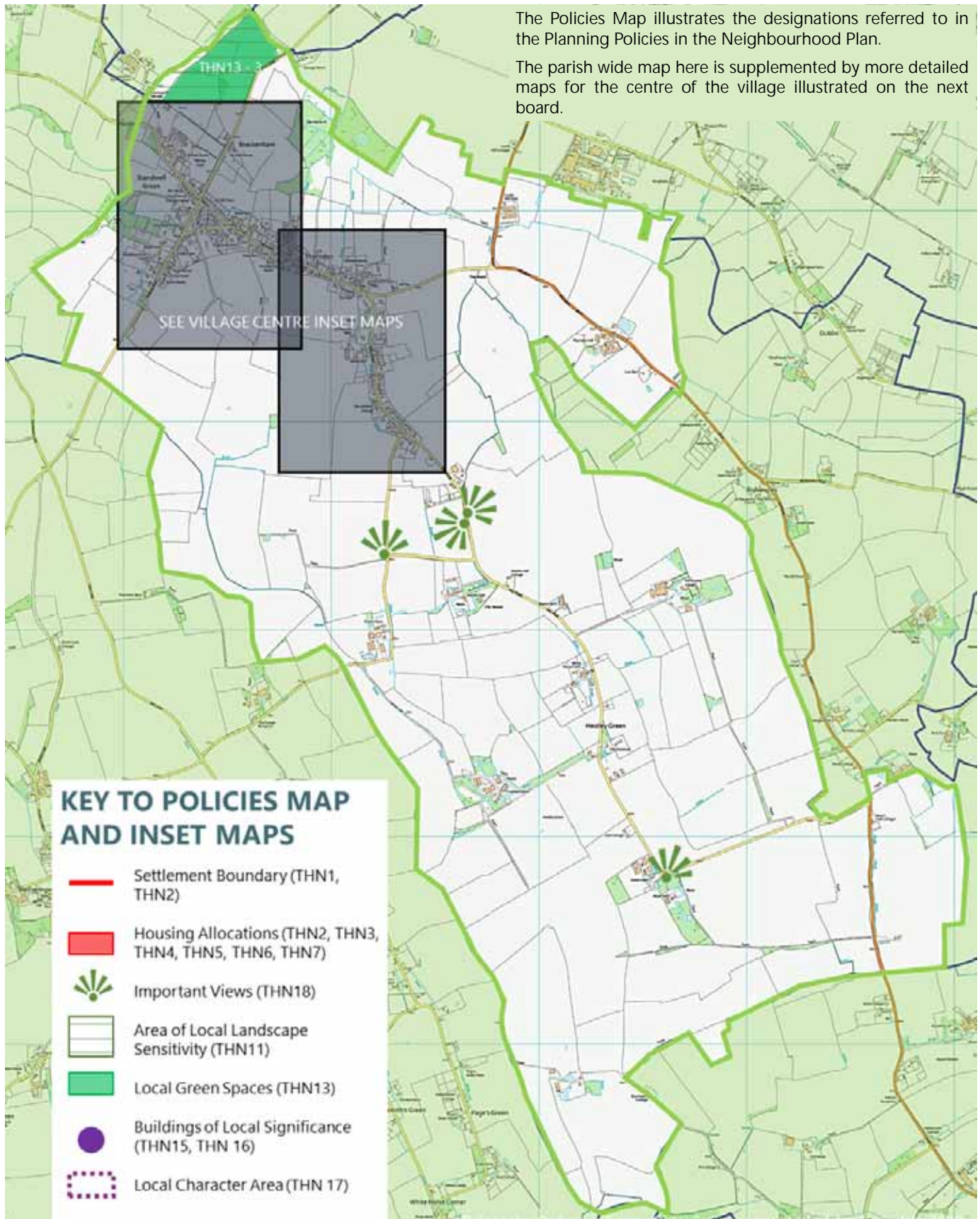
**Quiet Lanes**

Quiet Lanes are minor rural roads, typically C or unclassified routes, which have been designated by local highway authorities to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic. Cars are not banned from Quiet Lanes and the use of Quiet Lanes is shared.

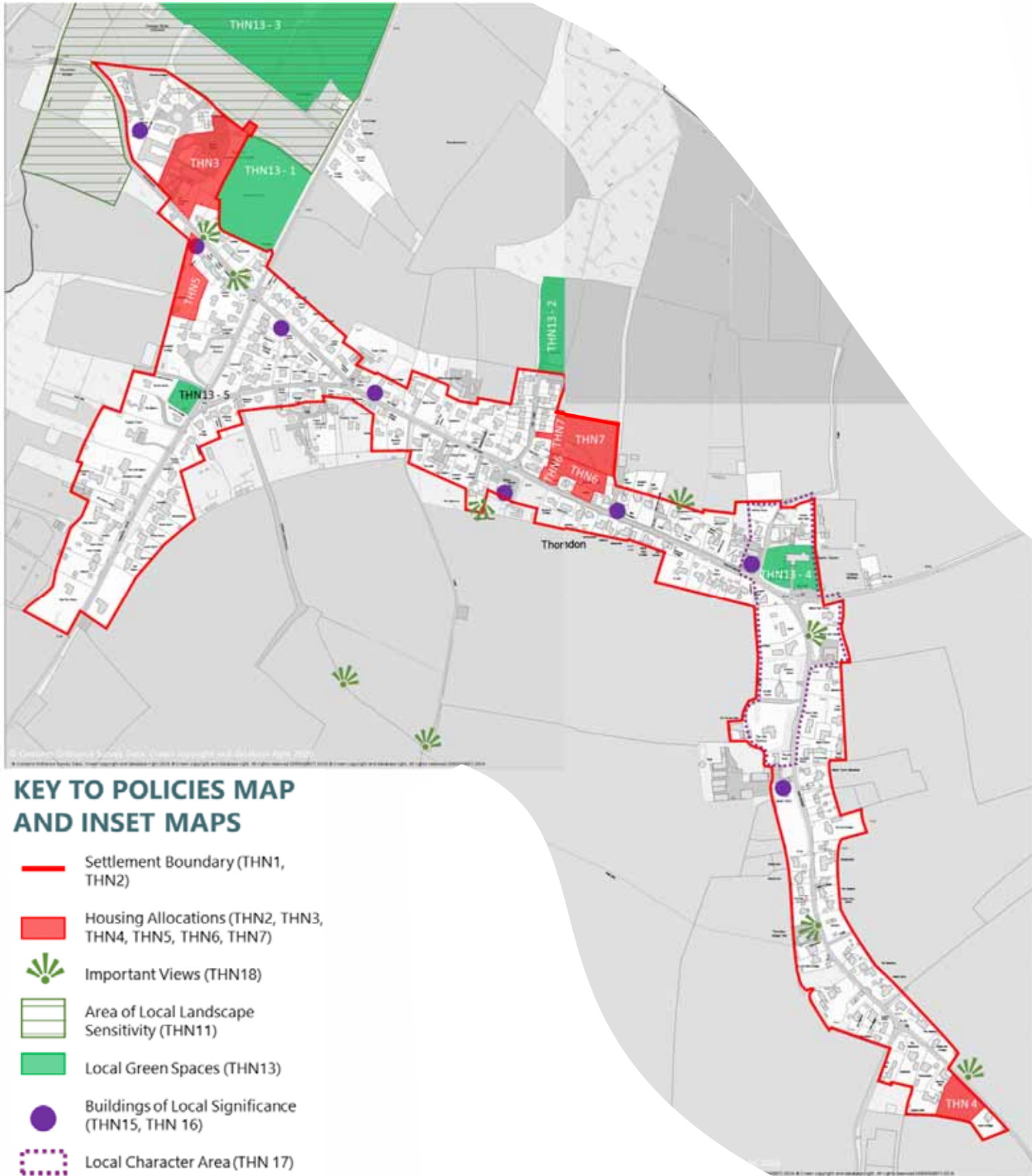
**DO YOU SUPPORT THIS POLICY?**

The Policies Map illustrates the designations referred to in the Planning Policies in the Neighbourhood Plan.

The parish wide map here is supplemented by more detailed maps for the centre of the village illustrated on the next board.



**DO YOU SUPPORT THESE DESIGNATIONS ON THE POLICIES MAPS?**



## KEY TO POLICIES MAP AND INSET MAPS

-  Settlement Boundary (THN1, THN2)
-  Housing Allocations (THN2, THN3, THN4, THN5, THN6, THN7)
-  Important Views (THN18)
-  Area of Local Landscape Sensitivity (THN11)
-  Local Green Spaces (THN13)
-  Buildings of Local Significance (THN15, THN16)
-  Local Character Area (THN17)

**DO YOU SUPPORT THESE DESIGNATIONS ON THE POLICIES MAPS?**

# What next?

## Consultation on the Neighbourhood Plan ends on 30 March 2020

At the end of the consultation the Working Group will review all your submitted comments, as well as those from organisations such as Suffolk County Council, Natural England, Historic England and the Environment Agency, before deciding if any amendments to the Plan are required.

At the same time a "Consultation Statement" and a document known as the "Basic Conditions Statement" will be prepared. The Final Draft Plan – known as the "Submission Plan" and the above documents will be put to the Parish Council for approval for submission to Mid Suffolk District Council.

## Further Consultation

Mid Suffolk District Council will carry out a further six-week consultation on the Neighbourhood Plan before it is submitted to an Independent Examiner.

## Examination

The Independent Examiner will review the Plan and consider any objections to it. The Examiner must consider:

- whether having regard to national policies and advice contained in guidance by the Secretary of State, it is appropriate to approve the neighbourhood plan;
- the approval of the neighbourhood plan contributes to the achievement of sustainable development;
- the approval of the neighbourhood plan is in general conformity with the strategic policies contained in the Mid Suffolk Local Plan;
- the approval of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

The Examiner's Report will recommend whether the Plan, possibly with amendments, should proceed to a referendum in the parish.

## Referendum

If the Examiner recommends that a Referendum on the Plan should take place, this will be organised and paid for by Mid Suffolk District Council in the same way as a local election. Notice will be given of the Referendum and all those living in the parish that are entitled to vote will be asked whether the Neighbourhood Plan should be approved. No matter how many turn out to vote, if more votes say "Yes" then the Neighbourhood Plan will be adopted.



You can submit your comments on the Draft Neighbourhood Plan online at the Parish Council website or, if you don't have the internet, by completing a comments form and sending it to the address on the form.

**Why not complete a form today?**

Thank you for visiting the Neighbourhood Plan consultation event today