

# I. Welcome

## OUR VISION

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.

## Our Neighbourhood Plan will give us a real say in how our village develops over the next 20 years

**Thank you for sparing some time to attend our Neighbourhood Plan update event.**

Today we'd like to update you on progress and get your feedback on what the Committee has been doing.

### The story so far

- ✓ A Committee has been formed of volunteers from the village to prepare the Plan
- ✓ We've completed a Household Survey
- ✓ We've secured the services of professional town planner to provide advice and assist with the Plan
- ✓ We've been given Government funding to help cover our costs
- ✓ We've been given Government "Technical Support" to assist with more complex studies
- ✓ We've started to identify important characteristics of the village that we think should be protected from development

### 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:

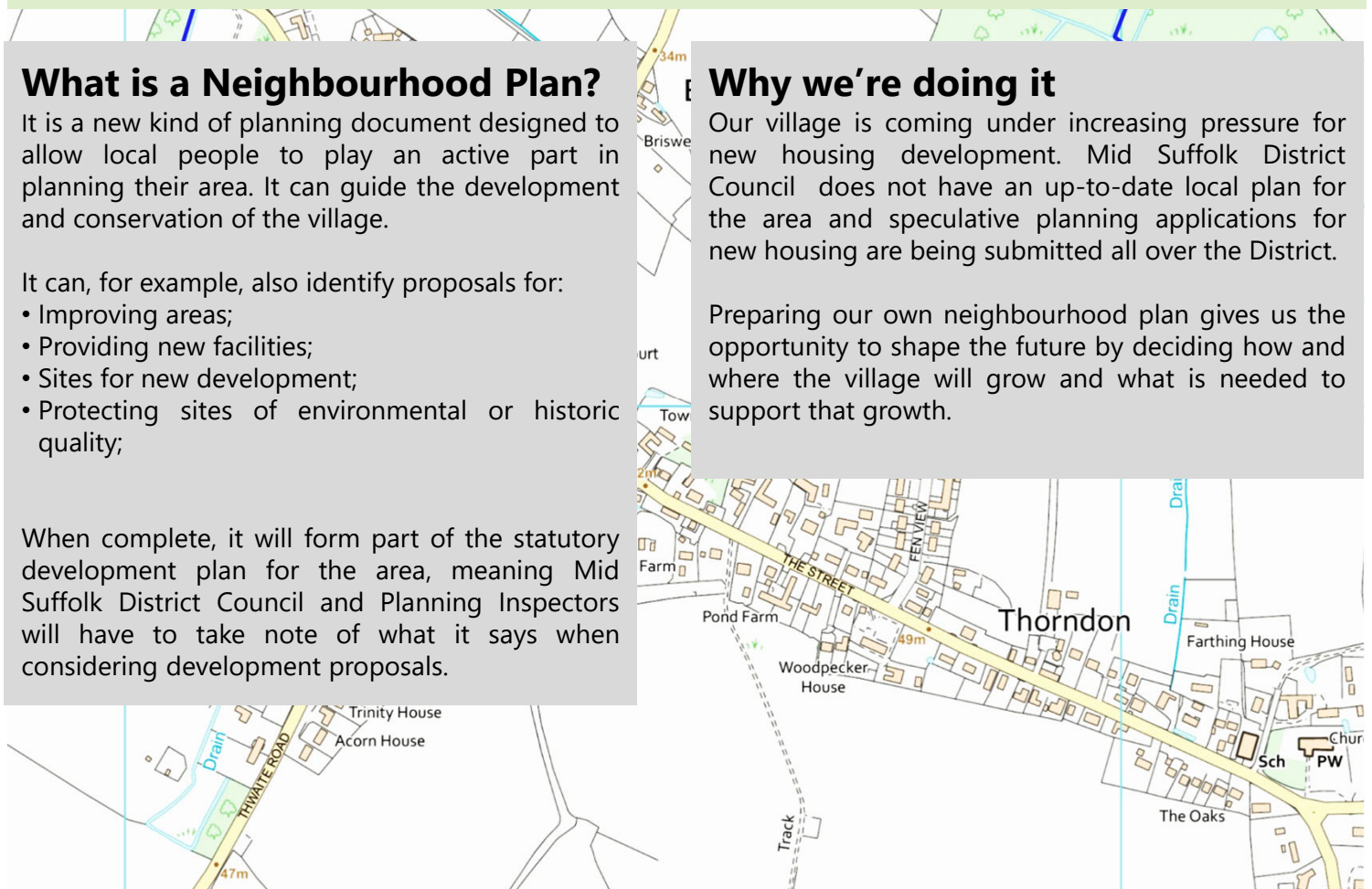
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality;

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

### Why we're doing it

Our village is coming under increasing pressure for new housing development. Mid Suffolk District Council does not have an up-to-date local plan for the area and speculative planning applications for new housing are being submitted all over the District.

Preparing our own neighbourhood plan gives us the opportunity to shape the future by deciding how and where the village will grow and what is needed to support that growth.



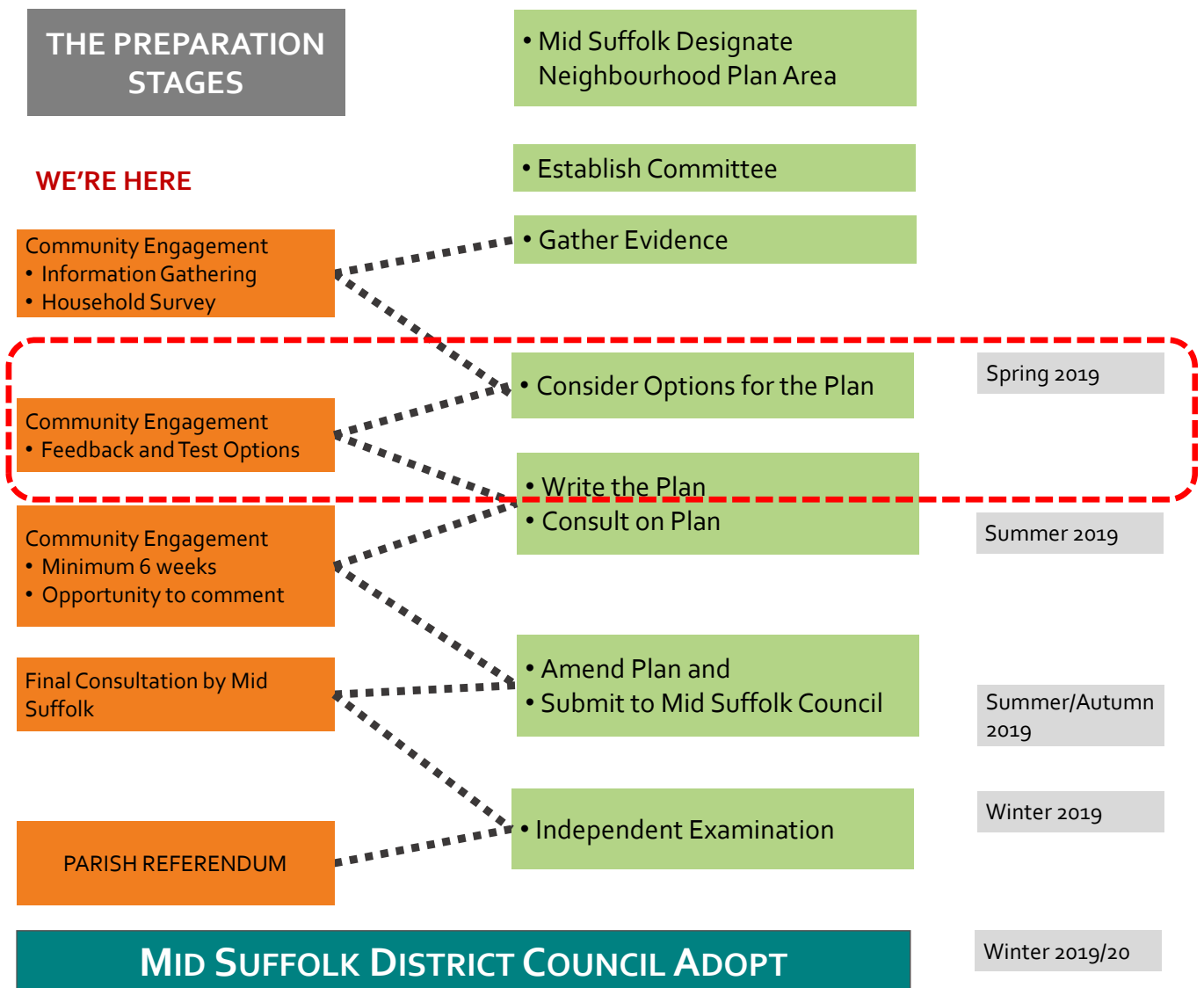
# 2. The Process

## How the neighbourhood plan is prepared

There are a number of stages that have to be completed, as illustrated below. Some of these stages are governed by the regulations for preparing neighbourhood plans and so there is no short cut. The Plan will be prepared by the Committee advised by specialists when necessary. We encourage YOU to get involved too, either by helping the Committee or at the various consultation stages, like today.

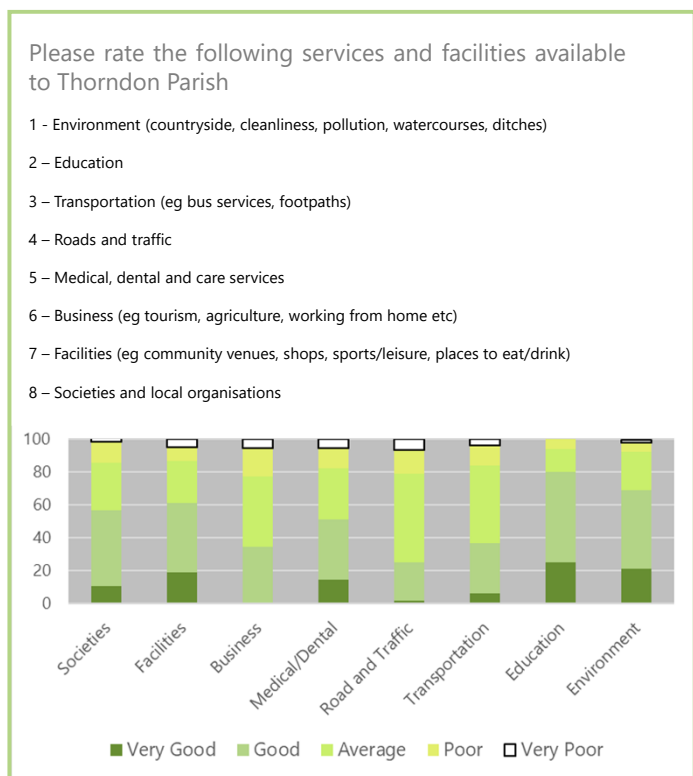
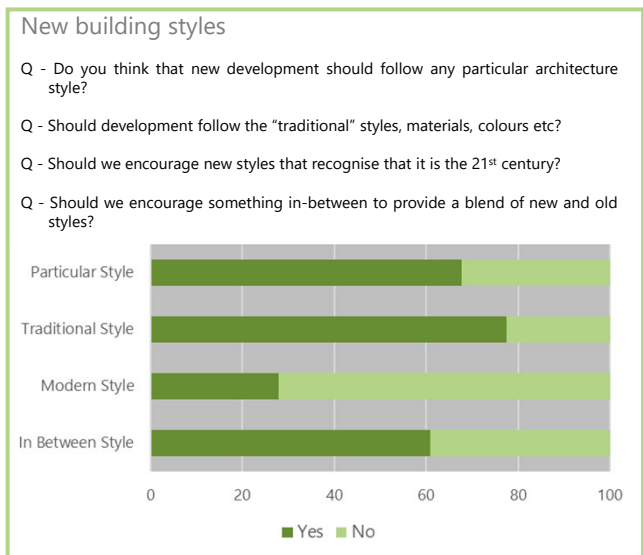
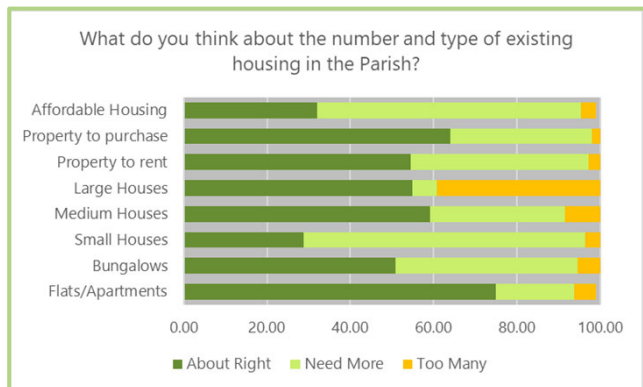
**At the end of the day, it's YOU that will decide whether the Plan should be approved.**

**Community Involvement is a major part of the process and it must be approved in a parish referendum before it can be used.**



# 3. Survey Results

The Parish Council conducted a community survey in the Autumn of 2016. The survey addressed a wide range of environmental, social and economic questions including, future housing development, perceived infrastructure issues, parking, transport, highways, and health and education service provision. This and the following boards illustrate a selection of the key findings. The results will inform the content of the Neighbourhood Plan





# 4. Landscape Character

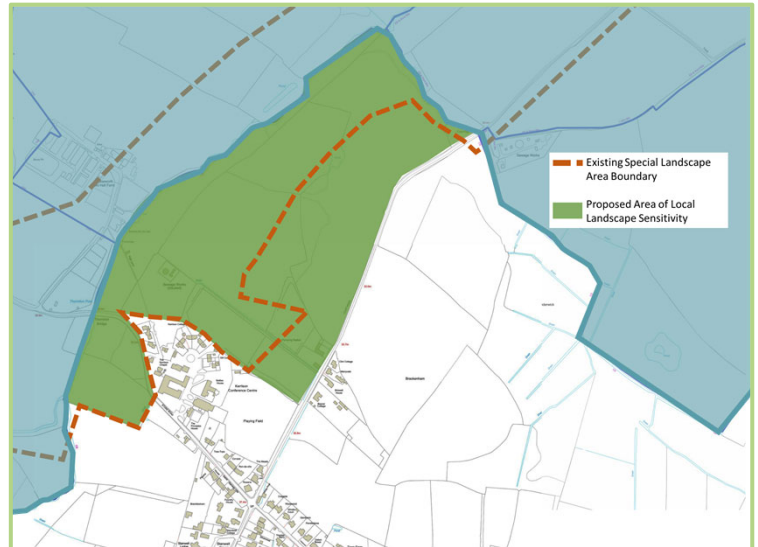
## Area of Local Landscape Sensitivity

Special Landscape Areas have been designated in Mid Suffolk District Council's Development Plan for a number of years. They tend to relate to historic parks and river valleys or other areas of undulating topography and natural vegetation, particularly broadleaved woodland combine to produce an area of special landscape and quality, in contrast to the more intensively farmed areas where trees and hedgerows have been removed. In Thorndon it only covers a small area along the valley of the River Dove and it extends north from the village towards the Waveney Valley.

The boundary has been refined as a result of detailed field survey work to follow physical features on the ground such as field boundaries.

The new Area of Local Landscape Sensitivity also incorporates the set aside land north of the Kerrison Centre.

**Do you agree with this proposal?**



**Please provide comments on your Feedback Form**

## Village Setting

We've identified a number of important views across the parish from publicly accessible areas. These are shown on the map.

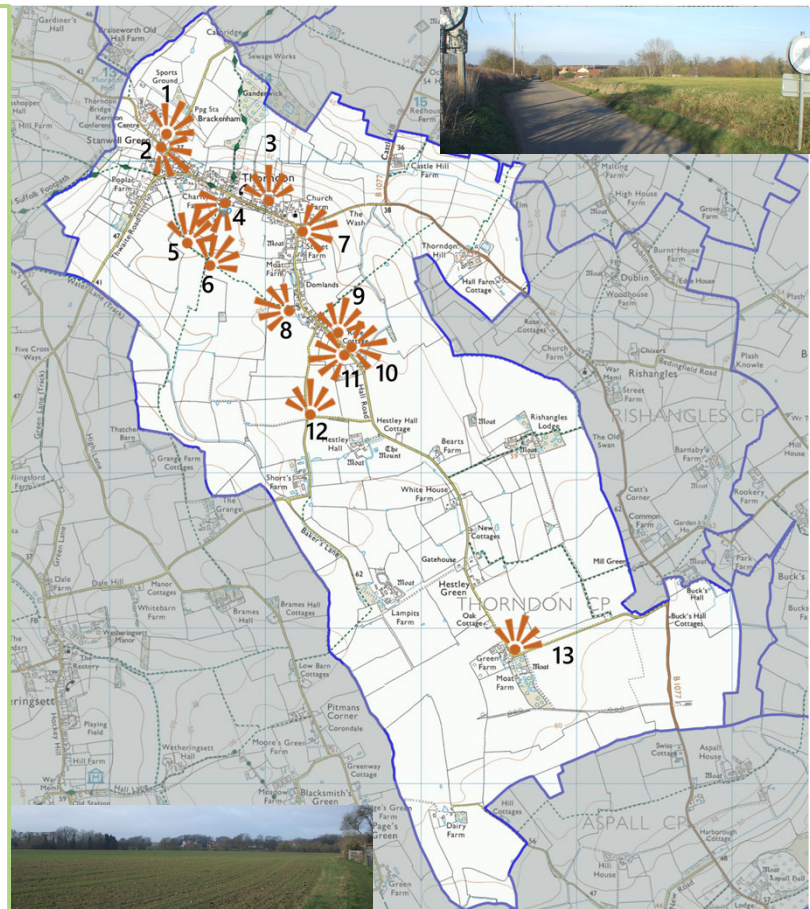
1. View North from Clint Road
2. View towards Fen View from Clint Road
3. View over the Fen
4. View South West towards Thwaite Road
5. View North East towards The Street
6. View North East towards the Church
7. View over Rishangles Road
8. View North West from behind the Village Hall
9. View from Hall Road towards Eye
10. View West to rear of Rose Cottage
11. View North East from opposite Rose Cottage
12. View of Wetheringsett Road towards High Street
13. View North East from outside Green Farm towards Rishangles

Proposed policies in the Neighbourhood Plan will seek to make sure that development proposals do not have a detrimental impact on these important views

**Do you agree that these are important?**

**Have we missed any important views from publicly accessible areas?**

**Please provide comments on the Feedback Form**



# 5. Spaces and Buildings

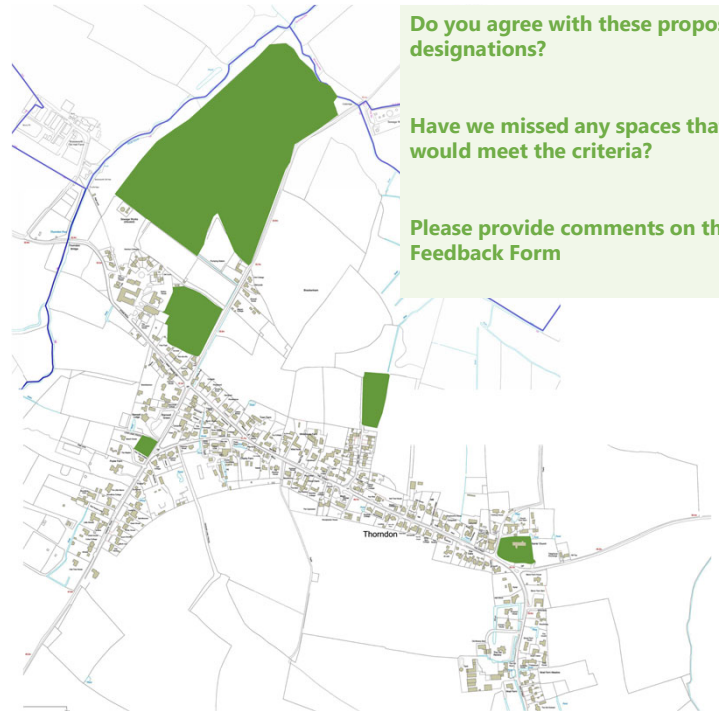
## Local Green Spaces

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.

As part of the Neighbourhood Planning process, the areas identified on the right have been identified as meeting the criteria for designation.



Do you agree with these proposed designations?

Have we missed any spaces that would meet the criteria?

Please provide comments on the Feedback Form

## Locally Important Buildings

There are a number of Listed Buildings in the village.

We've also identified a number of buildings which, although not Listed, make a significant contribution to the character and distinctiveness of the village. We think that consideration should be given to their importance when proposals for new development are considered by Mid Suffolk District Council.

The buildings, which are illustrated on the map to the right, are:

1. Moat Farmhouse, High Street
2. Thorndon CEVP School, The Street
3. The Black Horse, The Street
4. The Millhouse, The Street
5. The Old Police Station, The Street
6. Peeler's Cottage, Stanwell Green
7. The Old Fire Engine Station, The Street
8. Kelly House, Kerrison Trust, The Street



Do you agree with these proposed designations?

Have we missed any buildings make a significant contribution to the character and distinctiveness of the village?

Please provide comments on the Feedback Form



# 6. Building Design

## Design Guidance analysis carried out by independent consultants

The Neighbourhood Plan aims to develop design guidelines for future development, to retain and enhance the character of the village and protect the rural, tranquil character and scenic beauty of the area as a whole.

As part of the Government funded Neighbourhood Plan support package, independent consultants have prepared a Design Guide for new development in the village.

Based on established good practice, the AECOM Design Report provides a number of questions against which the design proposal should be evaluated.

The aim is to assess all proposals by objectively answering the questions below.

Not all the questions will apply to every development.

The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution.

**Using 5 red dots and 5 green dots identify what you consider to be the most important and least important criteria**

Development Proposals and Designs should:		Most Important	Least Important
1	Integrate with existing paths, streets, circulation networks and patterns of activity		
2	Reinforce or enhance the established village character of streets, greens, and other spaces		
3	Respect the rural character of views and gaps		
4	Harmonise and enhance existing settlement in terms of physical form, architecture and land use		
5	Relate well to local topography and landscape features, including prominent ridge lines and long distance views		
6	Reflect, respect, and reinforce local architecture and historic distinctiveness		
7	Retain and incorporate important existing features into the development		
8	Respect surrounding buildings in terms of scale, height, form and massing		
9	Adopt contextually appropriate materials and details		
10	Provide adequate open space for the development in terms of both quantity and quality		
11	Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features		
12	Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other		
13	Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours		
14	Positively integrate energy efficient technologies		

# 7. Housing Growth

In order to stand up to potential future challenges from developers, the Neighbourhood Plan needs to identify how it meets the new housing requirement for the village to 2036

Across Mid Suffolk, the average number of new homes built every year over the last 18 years is 494

In the next 18 years, this figure is set to increase to 556 a year to meet predicted needs.

For Thorndon, based on the 2017 Mid Suffolk Local Plan consultation document, our need is likely to be between 7 and 21 new homes between April 2018 and 2036. On this basis, and given the level of services and facilities in the village, we are recommending that the Plan should make provision for around 20 new homes

The calculation below explains how we propose that the housing requirement should be provided.

<b>Minimum Requirement 2018 – 2036</b>	<b>20</b>
New homes granted planning permission since 1 April 2018	2
Allowance for infill plots * and “windfall”* homes coming forward	6
Site allocation/s in the Neighbourhood Plan	12

- Making a site allocation in the Neighbourhood Plan will mean that the Plan can be used to resist planning applications for housing that do not accord with our Plan if Mid Suffolk District Council cannot identify a 5 year’s supply of housing sites.
- Without an allocation we are vulnerable to rogue applications that may go against our wishes.
- We will need to demonstrate that any allocations are available for development and capable of being built by 2036

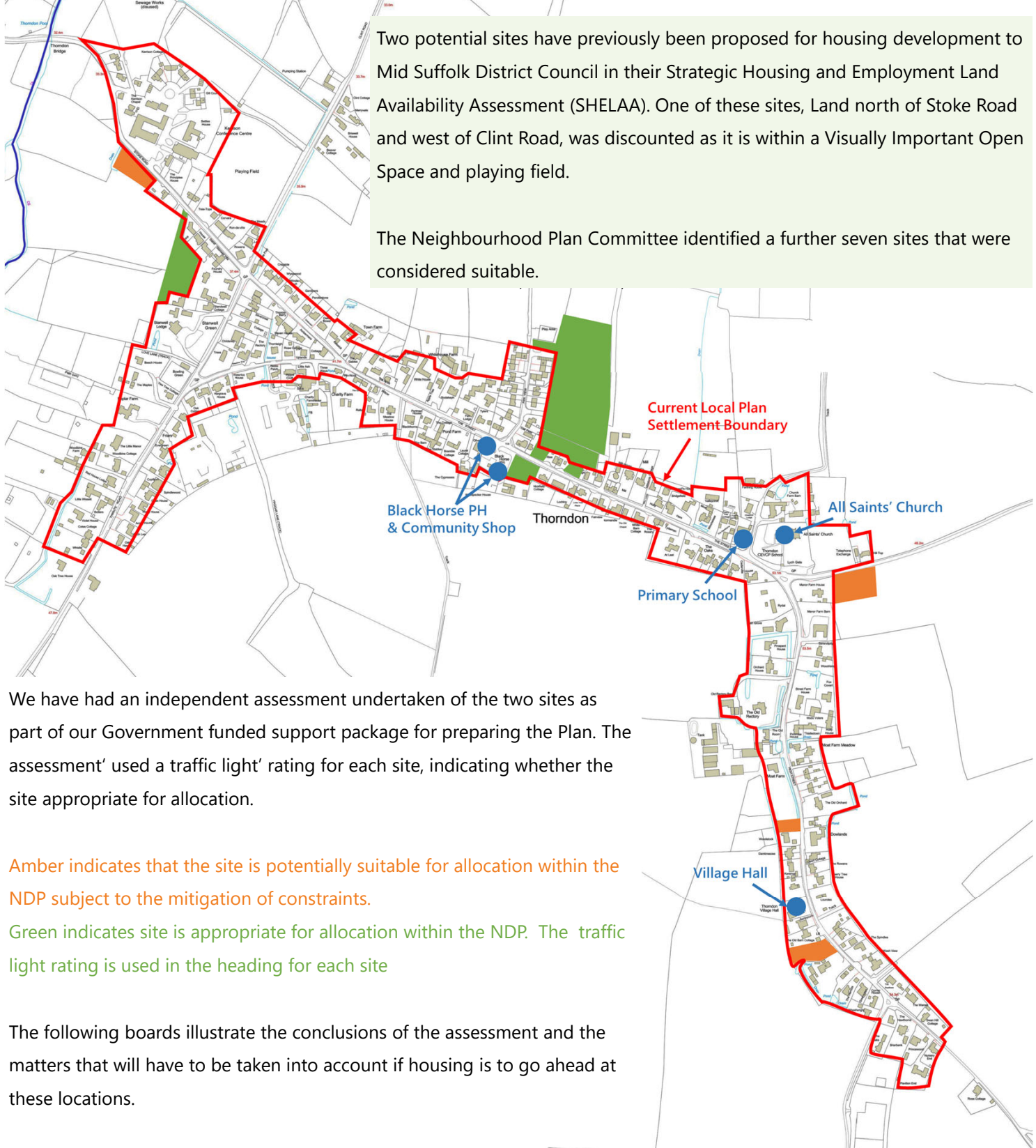
• *Infill plots are sites within the defined Built-Up Area Boundary that are acceptable for housing and comply with planning policies and other considerations.*

• *\* Windfall housing is defined as new homes sites which become available for development unexpectedly and are therefore not included as allocated land. Barn conversions are a typical example.*



# 8. Housing Location

## Considering the Potential locations for new housing



Two potential sites have previously been proposed for housing development to Mid Suffolk District Council in their Strategic Housing and Employment Land Availability Assessment (SHELAA). One of these sites, Land north of Stoke Road and west of Clint Road, was discounted as it is within a Visually Important Open Space and playing field.

The Neighbourhood Plan Committee identified a further seven sites that were considered suitable.

We have had an independent assessment undertaken of the two sites as part of our Government funded support package for preparing the Plan. The assessment used a traffic light' rating for each site, indicating whether the site appropriate for allocation.

Amber indicates that the site is potentially suitable for allocation within the NDP subject to the mitigation of constraints.

Green indicates site is appropriate for allocation within the NDP. The traffic light rating is used in the heading for each site

The following boards illustrate the conclusions of the assessment and the matters that will have to be taken into account if housing is to go ahead at these locations.

**Mid Suffolk Housing and Employment Land Availability Assessment**  
 The primary purpose of the SHELAA which local planning authorities are required to prepare is to:

- identify sites with the potential for housing or employment
- assess how many homes or floorspace they could provide
- assess when they could be developed.

It is a technical document and an important evidence source to inform decision making on future housing and employment development, *but does not determine whether a site will be allocated.* It includes a high level strategic overview assessment of the deliverability/developability of each identified site in terms of its suitability, availability and achievability.



# 9. Site Assessments

## Site 1 – Land south of Stoke Road



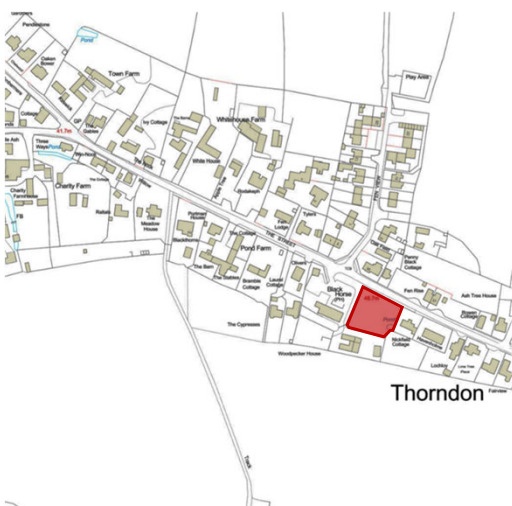
Assessment Criteria	Findings
Net Site Area (ha)	0.25 Hectares
Existing Land Use	Lightly wooded
Availability	Believed to be immediately available
Historic & Natural environment designations	Potential for species rich hedgerows, roosting bats within buildings and trees, breeding birds, veteran/ancient trees.
Conclusions	<ul style="list-style-type: none"> <li>Greenfield site, adjacent to both current and proposed Settlement Boundary;</li> <li>No existing access, though provision of access likely to be possible;</li> <li>No on-site or adjacent statutory environmental designations identified, though the site has potential for biodiversity and is covered by unprotected trees;</li> <li>Medium landscape sensitivity, though adjacent to a Landscape Sensitive Area;</li> <li>Reasonably located and connected to the services provided in the village.</li> </ul>

## Site 2 – Land rear of Thwaite Road



Assessment Criteria	Findings
Net Site Area (ha)	0.56 Hectares
Existing Land Use	Residential dwelling and domestic curtilage
Availability	Believed to be immediately available
Historic & Natural environment designations	
Conclusions	<ul style="list-style-type: none"> <li>Brownfield site, partially within Settlement Boundary;</li> <li>Existing access which would need to be upgraded, likely to be achievable;</li> <li>No on-site or adjacent statutory designations identified;</li> <li>Low landscape sensitivity;</li> <li>Reasonably located and connected to the services provided in the village.</li> </ul>

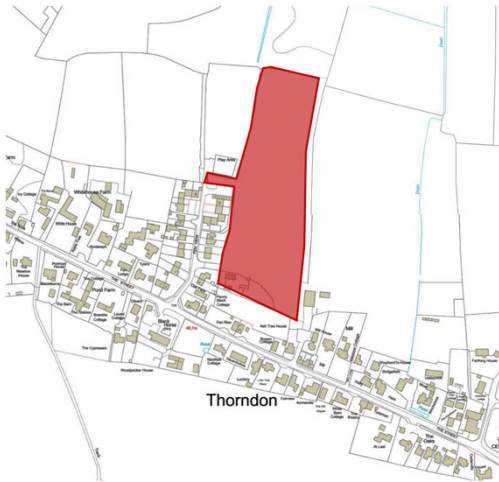
## Site 3 – Land South of The Street and adjacent to the Black Horse pub



Assessment Criteria	Findings
Net Site Area (ha)	0.16 Hectares
Existing Land Use	No current specific use identified. The site is occupied by scrubby vegetation, as well as hedgerows at boundary
Availability	Believed to be immediately available
Historic & Natural environment designations	13 Grade II Listed Buildings and one Grade II* Listed Building are within 500m. Potential to support grass rare species, birds and bats on trees, and hedgerows species. Water drainage bounding the site by its southern side, with potential for reptiles
Conclusions	<ul style="list-style-type: none"> <li>Greenfield site within Settlement Boundary;</li> <li>Existing informal access;</li> <li>No on-site or adjacent statutory designations identified;</li> <li>Low landscape sensitivity;</li> <li>Well located and connected to the services provided in the village.</li> </ul>

## Site 4 – Land east of Fen View

This site was assessed as suitable by Mid Suffolk District Council in their SHELAA and was therefore not assessed by the consultants



Assessment Criteria	Findings
Net Site Area (ha)	1.2 Hectares
Existing Land Use	Agricultural
Availability	Believed to be immediately available
Historic & Natural environment designations	Potential for impact upon Protected Species and setting of Listed Building (Post Mill Roundhouse)
Conclusions	<ul style="list-style-type: none"> <li>Site is potentially suitable, but the following constraints would require further investigation:</li> <li>Highways - regarding access, footpaths and infrastructure required</li> <li>Biodiversity - potential impact upon Protected Species</li> </ul>

## Site 5 – Land North of The Street and surrounding 37 The Street



Assessment Criteria	Findings
Net Site Area (ha)	0.37 Hectares
Existing Land Use	Domestic curtilage
Availability	Believed to be immediately available
Historic & Natural environment designations	Grade II listed "Post Mill Roundhouse, 70 Metres North West Of The Shieling" is located within 30 metres of the site. Recommended that ecological surveys are undertaken due to the potential to harbour habitats and species of ecological importance It is also recommended that the potential for ponds be surveyed,
Conclusions	<ul style="list-style-type: none"> <li>Greenfield site within Settlement Boundary;</li> <li>No existing access, though provision of access likely to be possible;</li> <li>No on-site or adjacent statutory designations identified;</li> <li>Low landscape sensitivity, though high potential visual impact due to the open landscape and views towards the north;</li> <li>Heritage asset near to site, potential to mitigate impacts;</li> <li>Well located and connected to the services provided in the village.</li> </ul>

## Site 6 – Land South of The Street & adjacent of the east of Manor Farm House



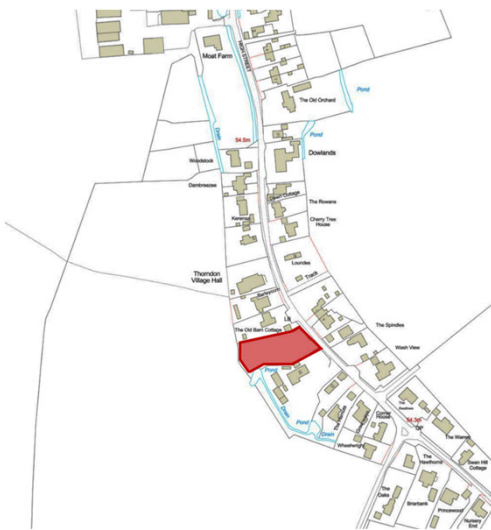
Assessment Criteria	Findings
Net Site Area (ha)	0.31 Hectares
Existing Land Use	Agricultural land
Availability	Believed to be immediately available
Historic & Natural environment designations	Grade II listed buildings Manor Farmhouse and "Barn 60 Metres South Of Manor Farmhouse" are adjacent to the site. Recommended that ecological surveys are undertaken due to the potential to harbour habitats and species of ecological importance It is also recommended that the potential for ponds be surveyed,
Conclusions	<ul style="list-style-type: none"> <li>Greenfield site adjacent to Settlement Boundary;</li> <li>No existing access, though provision of access likely to be possible;</li> <li>No on-site or adjacent statutory designations identified;</li> <li>Loss of potential high-quality agricultural land, though at small scale;</li> <li>Medium landscape sensitivity, though high potential visual impact due to the open landscape and views towards the east;</li> <li>Well located and connected to the services provided in the village.</li> </ul>

## Site 7 – Land West of High Street and to the south of Moat Farm



Assessment Criteria	Findings
Net Site Area (ha)	0.14 Hectares
Existing Land Use	Domestic curtilage
Availability	Believed to be immediately available
Historic & Natural environment designations	Grade II listed High Street and Downlands are located opposite the site. Woodlands, grasslands, and potential hedgerows present. Potential for rare plant species, breeding birds and bats. Recommended that ecological surveys are undertaken. potential for reptile, amphibian and other aquatic species to be present in ditch on western boundary.
Conclusions	<ul style="list-style-type: none"> <li>Greenfield site within Settlement Boundary;</li> <li>No existing access, though provision of access likely to be achievable;</li> <li>No on-site or adjacent statutory designations identified;</li> <li>Low landscape sensitivity;</li> <li>Reasonably to poorly located and connected to the services provided in the village.</li> </ul>

## Site 8 – Land West of High Street



Assessment Criteria	Findings
Net Site Area (ha)	0.14 Hectares
Existing Land Use	No specific use identified. Land covered by trees and scrubby vegetation / grasslands mostly.
Availability	Believed to be immediately available
Historic & Natural environment designations	Grade II listed 23, High Street is located approximately 30 metres south of the site. Woodlands, grasslands and hedgerows (likely but not visible from aerial pictures) present. Potential for rare plant species, breeding birds and bats. Woodlands are likely veteran/ancient according to their developed canopy. Recommended that ecological surveys are undertaken due to the potential to harbour habitats and species of ecological importance. Ponds could be habitat for species of importance for biodiversity such as reptiles and amphibians.
Conclusions	<ul style="list-style-type: none"> <li>Greenfield site within Settlement Boundary;</li> <li>Existing informal access, potential to provide suitable access;</li> <li>No on-site or adjacent statutory designations identified;</li> <li>Medium landscape sensitivity;</li> <li>Potential for adverse impact on habitats suitable for species of biodiversity importance, notably the two ponds;</li> <li>Potential impact on the setting of nearby adjacent heritage assets, mitigation possible;</li> <li>Poorly located and connected to the services provided in the village.</li> </ul>



# 12. Preferred Sites

Which site or sites do you think we should identify for development in the Neighbourhood Plan?

Use sticky dots to indicate your preferences

	Should be developed	Should not be developed
Site 1		
Site 2		
Site 3		
Site 4		
Site 5		
Site 6		
Site 7		
Site 8		

# 13. What next?

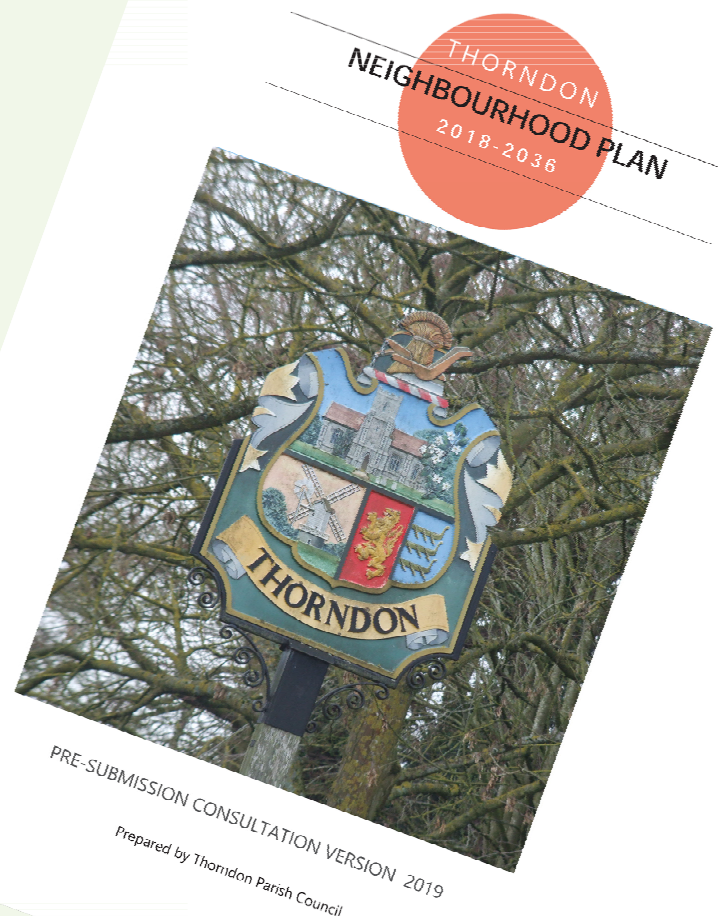
**Following today we will analyse your feedback and concentrate on preparing the Draft Neighbourhood Plan ready for consultation with residents and with other organisations, such as the County Council, Natural England and the Environment Agency.**

*We're told that Mid Suffolk District Council will be publishing their new draft Local Plan in the Summer and so it's important that we take account of what that says before we commence consultation.*

*However, we're hopeful that we can commence consultation in July or August.*

## **Contents page**

1. Introduction
  - *Why a Neighbourhood Plan for Thorndon?*
  - *Purpose and Scope of Plan*
  - *How the Plan has been prepared*
2. The Neighbourhood Plan Area
  - *The designated area*
  - *The stages of preparation*
3. Thorndon in Context
  - *History*
  - *Key Census data*
  - *Household Survey*
  - *Built and Natural Environment Designations*
  - *The Historic Built Environment*
  - *The Natural Environment*
  - *Current issues*
4. Planning Policy Context
5. The Neighbourhood Plan
6. Vision and Objectives
7. Planning Strategy
8. Housing
9. Historic and Natural Environment
10. Building Design
11. Facilities and Services



# 14. Feedback

Use this board to provide your feedback comments on the Neighbourhood Plan using the post-it notes provided

Use post-it notes

*Thanks for your support*