



THORNDON NEIGHBOURHOOD PLAN 2018 - 2036

Consultation Statement
May 2020
Thorndon Parish Council

Thorndon Neighbourhood Plan:
Planning Group

May 2020

PLACES4PEOPLE P4P
PLANNING CONSULTANCY

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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Thorndon Neighbourhood Plan (TNP)
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how these issues and concerns have been considered and, where relevant addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the TNP are a result of extensive engagement and consultation with residents of Thorndon as well as other statutory bodies. Work has involved a household questionnaire, public meetings and consultation events at appropriate stages during the preparation of the plan.

2. Background to the Preparation of the Neighbourhood Plan

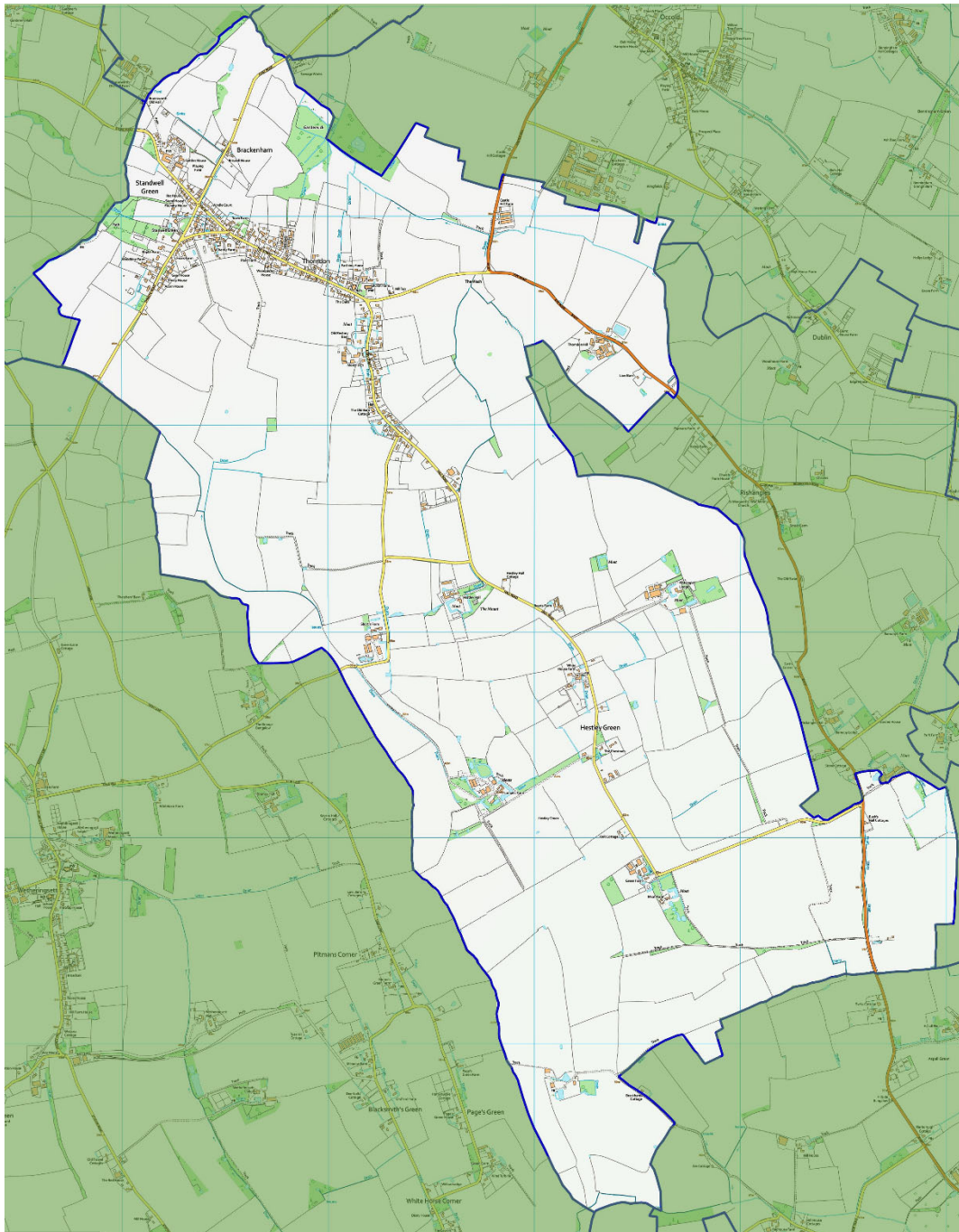
- 2.1 After an initial fact finding discussion with Councillor Glen Horne and Nick Ward of Mid Suffolk District Council on 23rd March 2016 followed by a presentation by Nick Ward at the Parish Council (PC) meeting on 2nd June 2016 the PC decided to stage a Community Survey to ascertain the views of the Thorndon community on the future development of the village. This was held in September 2016 finishing on 30th. The results of the survey provided the mandate for the PC to further investigate the requirements of a plan. A subsequent meeting was held with Councillor Glen Horne and Bill Newman to ascertain the potential cost of producing what was then to be a Community Led Plan, the change to a Neighbourhood Development Plan was as a result of the changed legislation in the Neighbourhood Planning Act 2017 which provided more weight to a 'Made' plan in determining planning applications. The results of this meeting were discussed at length at the March 2017 PC meeting and a decision made to establish a Planning Group of volunteers to progress the project. The group held its initial meeting on 8th May 2017.
- 2.2 Thorndon Parish Council, for purposes of the Localism Act, is the "qualifying body" and has prepared the plan with the assistance of a working group of volunteers and supported by Places4People Planning Consultancy. This has been assisted by grant funded from the Government Neighbourhood Planning Grant Initiative via Locality, for which the Parish Council are grateful.

3. How the plan was prepared and the consultation process

3.1 The Neighbourhood Plan has been prepared in accordance with the requirements of the Government's Neighbourhood Planning Regulations and, in particular, has involved considerable local community engagement to gather evidence for the content of the plan and later inform the plan's direction and policies. The content of the Neighbourhood Plan has been generated and led by the community and shaped by results of surveys and drop-in events, to ensure that the Neighbourhood Plan reflects the aspirations of the community.

Neighbourhood Area Designation

3.2 The Neighbourhood Plan Area, covering the whole of the parish, was designated by Mid Suffolk District Council on 16th October 2017. The designated area is the same as the administrative area of the Parish, as illustrated on Map 1. There are no overlapping neighbourhood areas designated for this area.



Map 1 - The Designated Neighbourhood Area

Publicity

- 3.3 The concept of neighbourhood planning was introduced to the community with a presentation to the village given on 23rd March 2016 by Nick Ward of Mid Suffolk District Council. Details of this can be found on the Thorndon website Neighbourhood Plan page.
- 3.4 A community survey was undertaken by the PC during September 2016 closing on the 30th. The survey was developed using an internet based application and consisted of ten questions. Invitations to complete the survey were circulated via the Neighbourhood Watch Coordinator who has the most complete mailing list for the village. Three opportunities were provided for the survey to be completed, the initial circulation followed by two reminders. Paper copies were also made available in the village shop. Details of the survey were published in the July/August and September issues of the Village Life magazine and can be viewed via the Thorndon website Neighbourhood Plan page.
- 3.5 There have been regular updates at PC meetings and from December 2018 it was a regular agenda item for the meetings. Regular updates were provided and necessary decisions taken. The minutes of these meetings are available on the Thorndon website and are also circulated via the Neighbourhood Watch Coordinator. Regular updates and alerts, calls for action, etc. have also been included in the monthly Village Life magazine delivered to all households in the Parish.
- 3.6 The Planning Group meetings were held on a monthly basis until a consultant was engaged and then when required afterwards. Agendas and minutes of these meetings were and are available on the Thorndon website Neighbourhood Plan page. As the plan has developed more information has been put on the website, including the feedback from the various events and questionnaires.
- 3.7 There was a Communication Event in May 2019 to provide the village with a view on what was potentially being included in the emerging plan and to solicit their views on the major elements. This was publicised in the Village Life magazine, the Community Shop, the Black Horse and circulated via the Neighbourhood Watch Coordinator who also circulated reminders in the week prior to the event to ensure the maximum attendance. There were 60 attendees on the day. A copy of the display is included at Appendix 1.

Regulation 14 Pre-Submission Consultation

- 3.8 The statutory consultation period commenced on 15 February 2020 and lasted just over six weeks, ending on 28 March 2020. At the start of the consultation, all the statutory Regulation 14 consultees, as advised by Mid Suffolk District Council, were consulted. The full list of bodies consulted is shown in Appendix 2 and the letter used to notify them is included at Appendix 3. The consultation period included one week when the UK went into "lockdown" due to the Covid-19 Pandemic Regulations. However, given that the majority of the consultation period had been completed, it was not considered necessary to either suspend or extend the consultation period as a result.

How we publicised the consultation

- 3.9 The consultation period began with a drop-in session and exhibition held in the Village Hall on Saturday 15th February 2020 between 10am and 3pm. A publicity postcard invitation was delivered to every household in the Parish to publicise the event and encourage attendance. The flyer also included details of the Pre-Submission consultation, how to view the document, how to comment and the timescale for the consultation
- 3.10 A comprehensive display covering the content of the draft Neighbourhood Plan was available at the drop-in event and copies of the document were available to read. There were 97 attendees on the day and copies of the display boards are included at Appendix 4.
- 3.11 The Draft Plan and the display material was made available on the Neighbourhood Plan pages of the Parish Council website together with the supporting documents that had been prepared to inform the content of the Plan. A comments form, included at Appendix 5, was also devised and available for completion throughout the consultation period, either online or in paper format.
- 3.12 Paper copies of the Plan were available to borrow from the Community Shop and the TPlus Church Cafe on Tuesdays. The shop was also a deposit point for the return of paper comments forms.
- 3.13 Whilst the Pre-consultation period was underway the Neighbourhood Watch Coordinator circulated reminders to remind the community to review and comment on the proposed plan and giving details of how this could be done and during the consultation period the Neighbourhood Plan page of the Thorndon website was visited on 341 occasions and the hardcopies of the plan were loaned to 30 people.

- 3.14 Details of the responses received during the pre-submission consultation period are detailed in Appendix 6 together with the Parish Council response to the comments.

Ongoing publicity and community engagement

- 3.15 During the whole neighbourhood plan process, there has been regular publicity, awareness raising and community engagement.
- 3.16 There have been regular updates and alerts at Parish Council meetings and in the Village Life monthly Newsletter delivered to all households in the Parish. The Planning Group meetings were held on a monthly basis until a consultant was engaged and then when required afterwards. Agendas and minutes of these meetings are available on the Thorndon website Neighbourhood Plan page. As the plan has developed more information has been put on the website, including the feedback from the various events and questionnaires.

Working Group

- 3.17 Details of membership, meetings and meeting minutes can all be accessed via the Thorndon Parish Council website Neighbourhood Plan page.

4. Pre-Submission Consultation Responses

4.1 In total, 54 people or organisations responded to the Pre-Submission Consultation as listed below. The schedule of comments and the responses of the Parish Council are set out in Appendix 6 of this Statement. As a result, the Submission version of the Neighbourhood Plan has been appropriately amended as identified in the “changes made to Plan” column of the Appendix. Further amendments were made to the Plan to bring it up-to-date and Appendix 7 provides a comprehensive list of all the modifications to the Pre-Submission Plan following consultation.

The following individuals or organisations submitted comments:

C Aldous	Peter James Montgomery
J Aldous	Avril Montgomery
Margaret Atteood	Robin Moore
Paul Bartlett	Christopher Muskett
Clinton Cattermole	Stephen Page
Tim and Angel Cherrett	Alison Page
Shena Croucher	Ray Pattenden
Tim Dealhoy	Patricia Pearce
Kirsty Devlin	Duncan and Hilary Pearson
Barry Dyke	Elizabeth Power
Gerald Edgecombe	Mrs Marion Ravenhill
Suzie Edwards	Janet Rieder
Richard Edwards	Jane Saunderson
Nicholas Ferrari	Mr Sillett
James Hayward	Ian Smith
Liz Hayward	Pauline Smith
Barry Hooper-Greenhill	Peter Taylor
Wendy Hooper-Greenhill	Peter Taylor
T & C Hughes	Jean Tucker
Robert Jenkins	P.W. Tucker
Catherine Lane	Dino Velati
Mike & Linda Maddox	Jill Willson
Geir Madland	Derek Wood
Stephen Marshall	
Anglian Water	
Environment Agency	
Historic England	
Mid Suffolk District Council	
National Grid	
Suffolk County Council	
Water Management Alliance	



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:

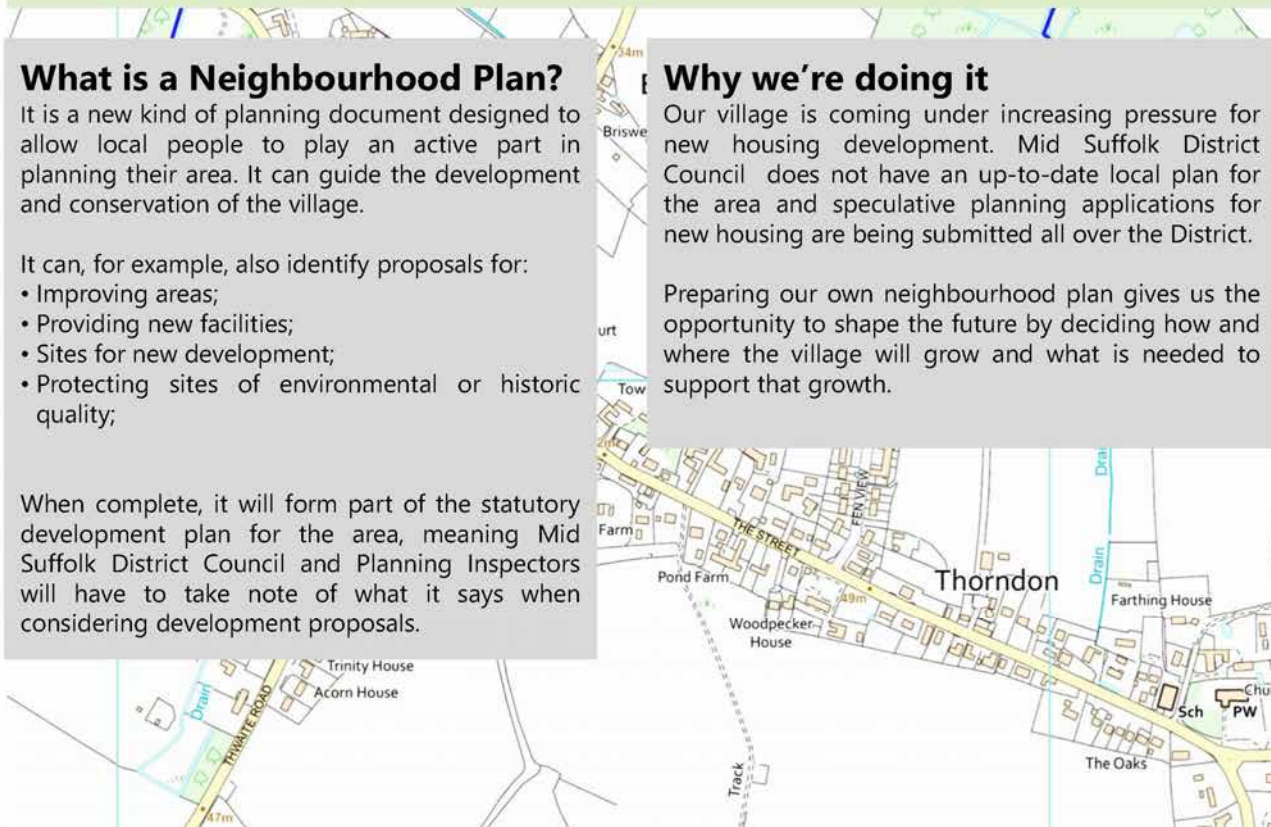
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality;

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.



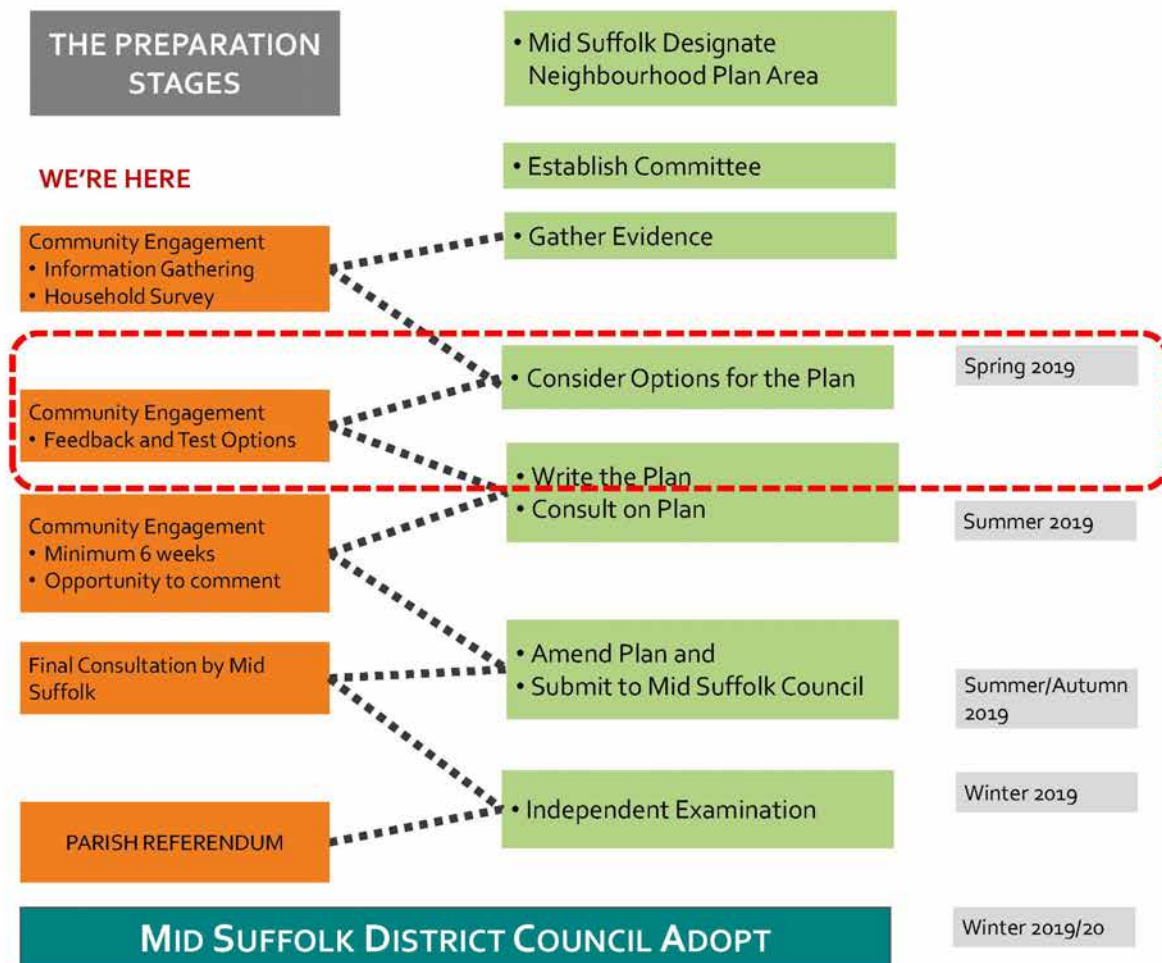
2. The Process

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.

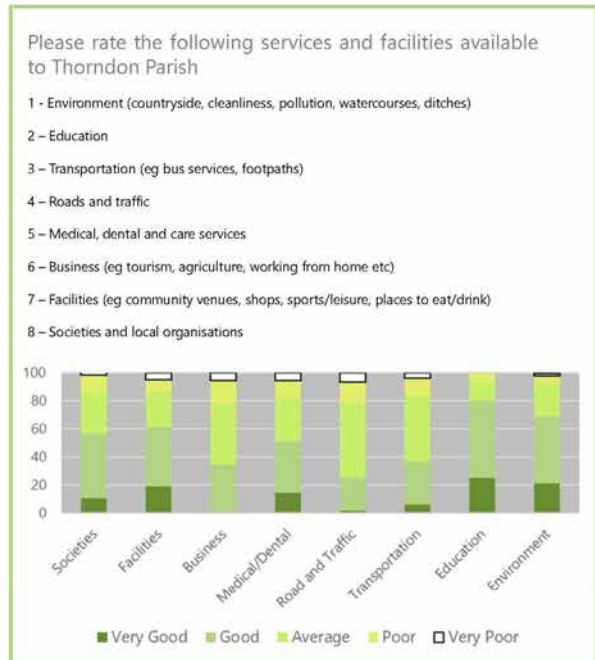
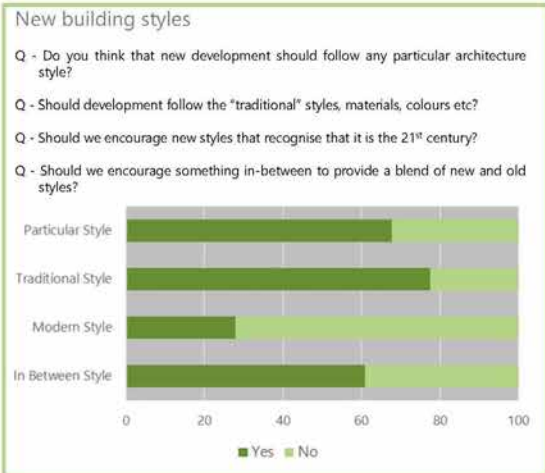
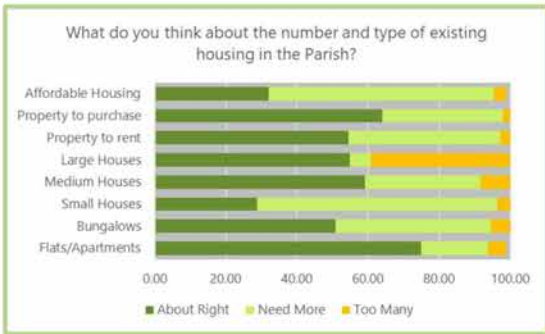
At the end of the day, it's YOU that will decide whether the Plan should be approved.

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.

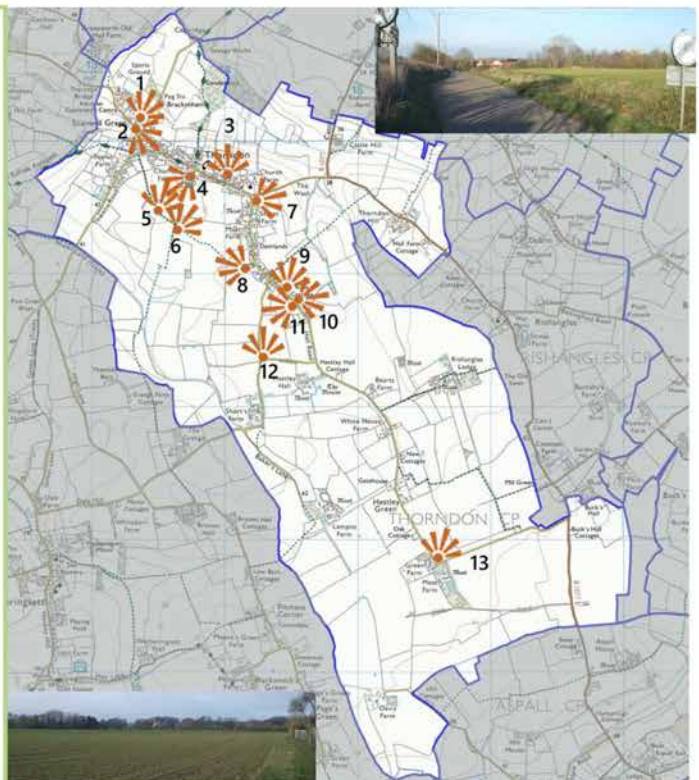
1. View North from Clint Road
2. View towards Fen View from Clint Road
3. View over the Fen
4. View South West towards Thwaite Road
5. View North East towards The Street
6. View North East towards the Church
7. View over Rishangles Road
8. View North West from behind the Village Hall
9. View from Hall 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.



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. The Old Fire Engine Station, The Street
7. Peeler's Cottage, Stanwell Green
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.

Minimum Requirement 2018 – 2036	20
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

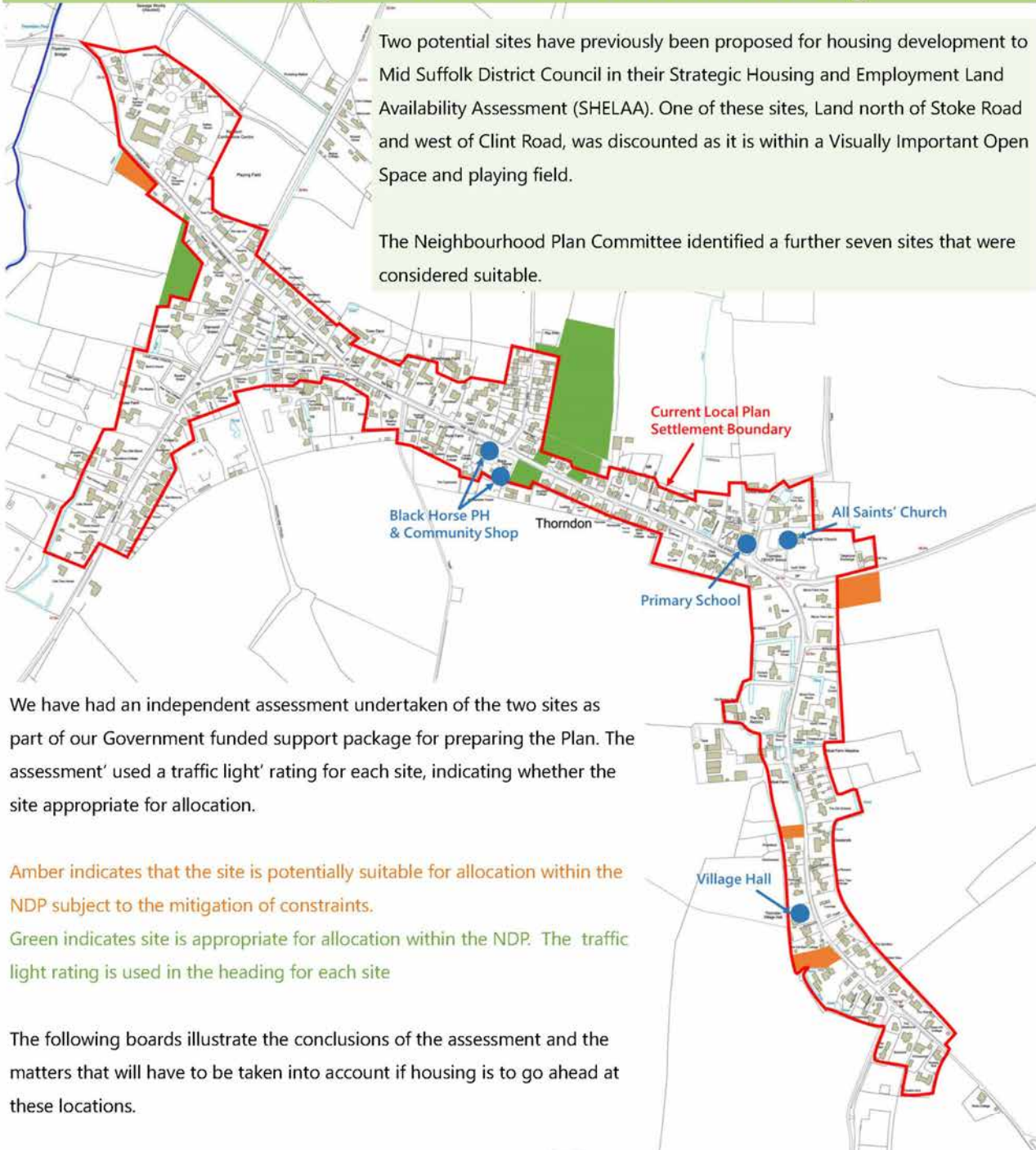
** Infill plots are sites within the defined Built-Up Area Boundary that are acceptable for housing and comply with planning policies and other considerations.*

** 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



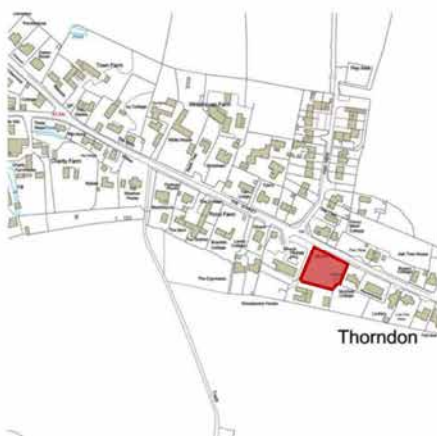
Assessment Criteria	Findings
Net Site Area (ha)	0.25 Hectares
Existing Land Use	Lightly wooded
Availability	Believed to be immediately available
Historic & Natural environment designations	Potential for species rich hedgerows, roosting bats within buildings and trees, breeding birds, veteran/ancient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

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"> Brownfield site, partially within Settlement Boundary; Existing access which would need to be upgraded, likely to be achievable; No on-site or adjacent statutory designations identified; Low landscape sensitivity; Reasonably located and connected to the services provided in the village.

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"> Greenfield site within Settlement Boundary; Existing informal access; No on-site or adjacent statutory designations identified; Low landscape sensitivity; Well located and connected to the services provided in the village.

10. Site Assessments

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"> Site is potentially suitable, but the following constraints would require further investigation: Highways - regarding access, footpaths and infrastructure required Biodiversity - potential impact upon Protected Species

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"> Greenfield site within Settlement Boundary; No existing access, though provision of access likely to be possible; No on-site or adjacent statutory designations identified; Low landscape sensitivity, though high potential visual impact due to the open landscape and views towards the north; Heritage asset near to site, potential to mitigate impacts; Well located and connected to the services provided in the village.

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"> Greenfield site adjacent to Settlement Boundary; No existing access, though provision of access likely to be possible; No on-site or adjacent statutory designations identified; Loss of potential high-quality agricultural land, though at small scale; Medium landscape sensitivity, though high potential visual impact due to the open landscape and views towards the east; Well located and connected to the services provided in the village.

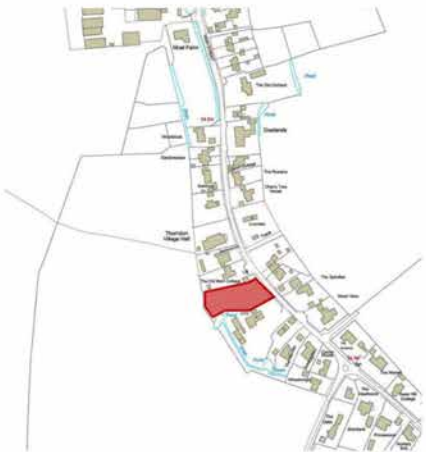
11. Site Assessments

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"> • Greenfield site within Settlement Boundary; • No existing access, though provision of access likely to be achievable; • No on-site or adjacent statutory designations identified; • Low landscape sensitivity; • Reasonably to poorly located and connected to the services provided in the village.

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"> • Greenfield site within Settlement Boundary; • Existing informal access, potential to provide suitable access; • No on-site or adjacent statutory designations identified; • Medium landscape sensitivity; • Potential for adverse impact on habitats suitable for species of biodiversity importance, notably the two ponds; • Potential impact on the setting of nearby adjacent heritage assets, mitigation possible; • Poorly located and connected to the services provided in the village.

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.

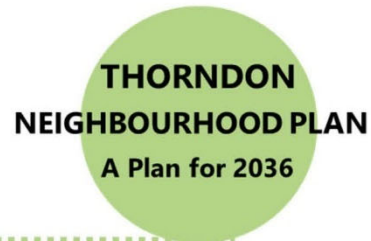
However, we're hopeful that we can commence consultation in July or August.

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



Thanks for your support

Appendix 2 – List of Statutory Consultees notified of Pre-Submission Neighbourhood Plan Consultation

Position	Company / Organisation
Corporate Manager - Spatial Planning	BMSDC
SCC Neighbourhood Planning	Suffolk County Council
Transport Policy	Suffolk County Council
Planning Obligations Manager	Suffolk County Council
Area Manager, Norfolk & Suffolk Team	Homes & Communities Agency (HCA)
Land Use Operations	Natural England
Essex, Norfolk & Suffolk Sustainable Places Team	Environment Agency
East of England Office	Historic England
East of England Office	National Trust
Town Planning Team	Network Rail Infrastructure Limited
	Highways England
Stakeholders & Networks Officer	Marine Management Organisation
	Vodafone and O2 - EMF Enquiries
	<i>EE (part of the BT Group)</i>
	Three
Estates Planning Support Officer	Ipswich & East Suffolk CCG & West Suffolk CCG
	Transco - National Grid
Consultant	Wood Plc (obo National Grid)
Infrastructure Planning North	UK Power Networks
Strategic and Spatial Planning Manager	Anglian Water
	Essex & Suffolk Water
	National Federation of Gypsy Liaison Groups
	Norfolk & Suffolk Gypsy Roma & Traveller Service
	Diocese of St Edmundsbury & Ipswich
Chief Executive	Suffolk Chamber of Commerce
Senior Growing Places Fund Co-ordinator	New Anglia LEP
Strategy Manager	New Anglia LEP
Conservation Officer	RSPB
Senior Planning Manager	Sport England (East)
	Suffolk Constabulary
	Suffolk Wildlife Trust
Director	Suffolk Preservation Society
Community Dev' Officer – Rural Affordable Hsg	Community Action Suffolk
Senior Manager Community Engagement	Community Action Suffolk
AONB Officer (Joint AONBs Team)	Suffolk Coast & Heath AONB
	Theatres Trust
	East Suffolk Internal Drainage Board
MP for Central Suffolk & North Ipswich	
County Cllr to Upper Gipping Division	Suffolk County Council
County Cllr to Thredling Division	Suffolk County Council
County Cllr to Hoxne & Eye Division	Suffolk County Council
Ward Councillor	Eye
Ward Councillor	Eye
Ward Councillor	Mendlesham
Ward Councillor	Palgrave
Ward Councillor	Debenham
Town Clerk	Eye Town Council
Parish Clerk	Occold Parish Council
	Rishangles Parish Meeting
	Aspall Parish Meeting
Parish Clerk	Debenham Parish Council
Parish Clerk	Wetheringsett-cum-Brockford / Stoke Ash & Thwaite Parish Council
Clerk	Braiseworth Parish Meeting

Appendix 3 - Letter used to notify Statutory Consultees

Dear Sir/Madam

THORNDON (SUFFOLK) NEIGHBOURHOOD PLAN – PRE-SUBMISSION CONSULTATION (REGULATION 14)

As part of the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended), Thorndon Parish Council is undertaking a Pre-Submission Consultation on the Draft Neighbourhood Plan. As a body/individual we are required to consult, we are hereby seeking your views on the Draft Neighbourhood Plan.

The full plan and supporting documents can be viewed on the Thorndon Parish Council website <https://thorndon.suffolk.cloud/vision/> together with information on how to send us your comments.

This Pre-Submission Consultation runs for a period of just over 6 weeks, between 15th February 2020 and 30th March 2020 inclusive.

We look forward to receiving your comments.

Amanda Thompson

On behalf of

Thorndon Parish Council

Appendix 4 – Pre-Submission Plan Household Notification Postcard

Thorndon Neighbourhood Plan

Drop-in Consultation Event

Saturday 15th February 2020 - 10am to 3pm

Thorndon Village Hall

You are invited to the launch of the Public Consultation of the Draft Neighbourhood Plan. This provides the opportunity for residents to examine the draft plan, to discuss the policies that will affect development within the Parish and to give feedback on the plan so that any changes can be made before it is submitted to Mid Suffolk District Council.

Public Consultation on the Draft Plan will run from 15th February to 28th March 2020
This is your chance to influence how Thorndon develops over the next 16 years

For further information

See website: <http://thorndon.suffolk.cloud/parish-council/neighbourhood-plan-2/>

Email: thorndonnp@btinternet.com

Telephone: 01379 678679

PTO

The story so far

The Parish Council has agreed to prepare a Neighbourhood Plan.

A Working Group of volunteers has undertaken surveys and consultations.

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



How to view the Plan

If you can't get to the Drop-in, the Plan can be viewed during the consultation at TPlus Thorndon Church Café (Tue 10am-12 midday)

The Consultation display will be available to view at The Village Hall on Saturday 15th February

Online:

At the Thorndon website
<http://thorndon.suffolk.cloud/parish-council/neighbourhood-plan-2/>

Copies can also be borrowed from the Community Shop
Tel: 01379 678291

How to comment

Between **Saturday 15th February** and **Monday 30th March** the Thorndon website will have an online survey form that you can complete and submit.

Paper copies of the form will be available at the Drop-in event to complete on the day, at the Community Shop, Tplus and can also be obtained from the Parish Clerk.



Comments must be received by Monday 30th March 2020

PTO

Welcome

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:

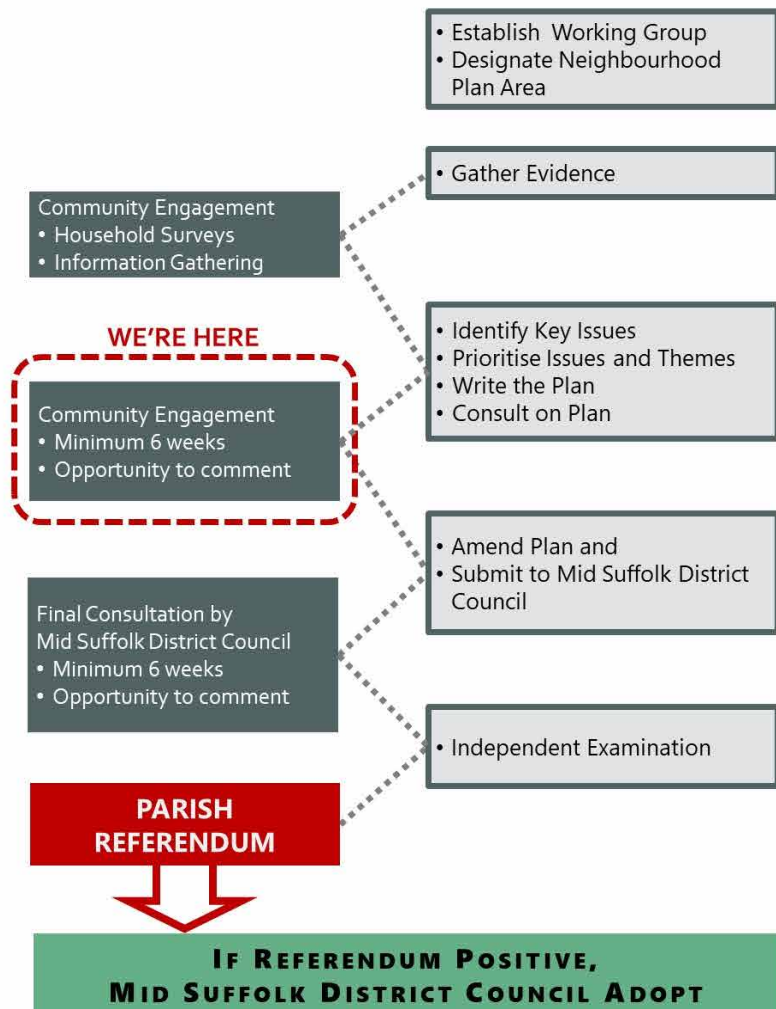
- Improving areas;
- Providing new facilities;
- Sites for new development;
- Protecting sites of environmental or historic quality.

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.

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.



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**

The Draft Plan

THORNDON NEIGHBOURHOOD PLAN

Plan Contents

- 1 Introduction
 - 2 Thorndon Past and Present
 - 3 Planning Policy Context
 - 4 Vision and Objectives
 - 5 Spatial Strategy
 - 6 Housing
 - 7 Natural Environment
 - 8 Built Environment and Design
 - 9 Services and Facilities
 - 10 Transport and Highways
- Policies Maps

Supporting Documents

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

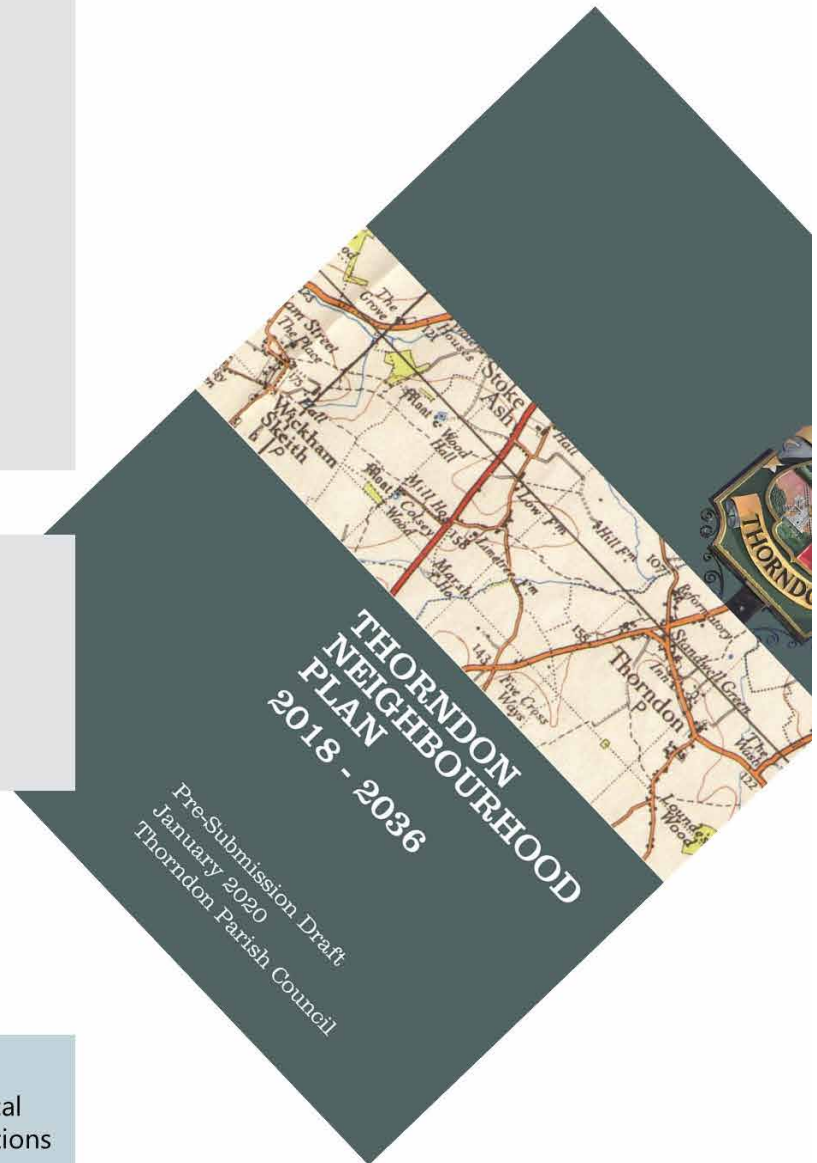
The Plan contains:

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

Vision and Objectives

THORNDON NEIGHBOURHOOD PLAN

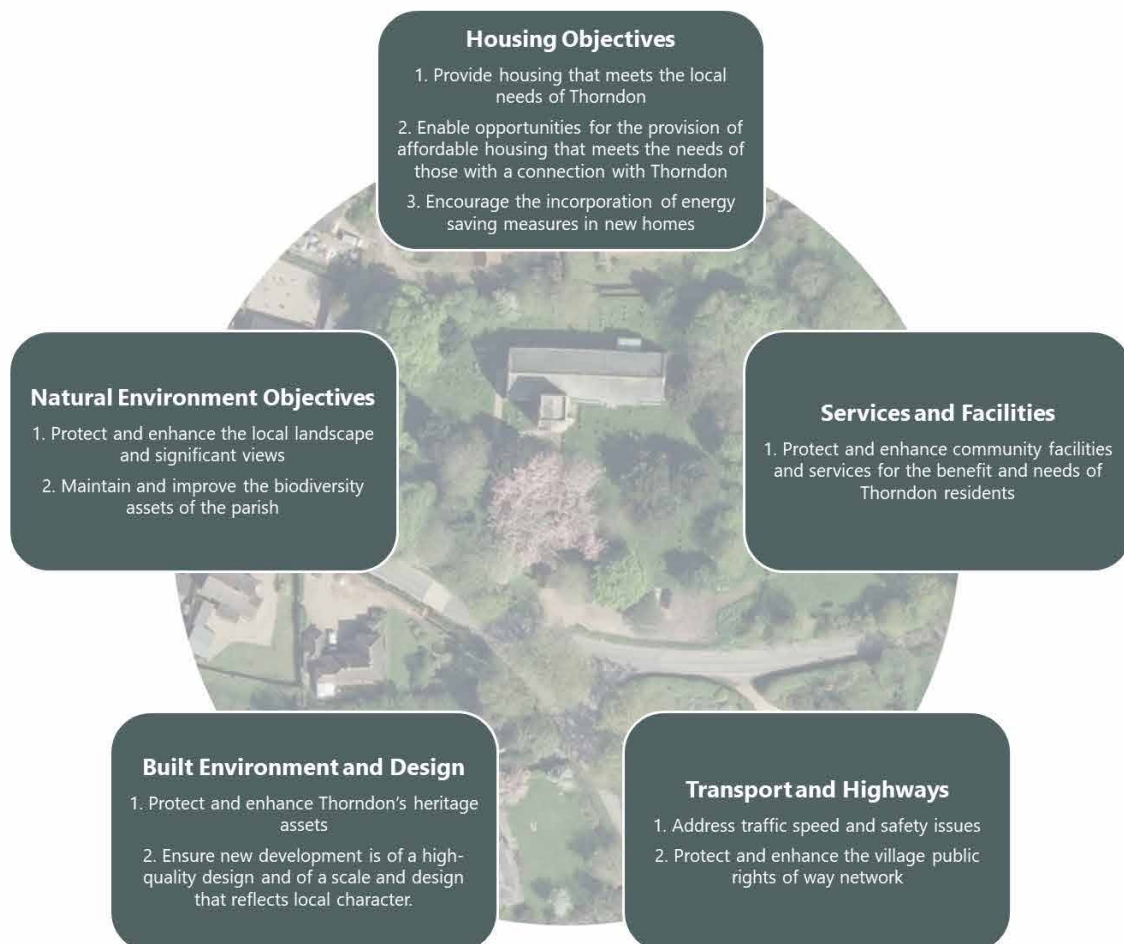
Arising from the outcomes of the research and surveys,
the Plan's over-arching Vision is:

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.

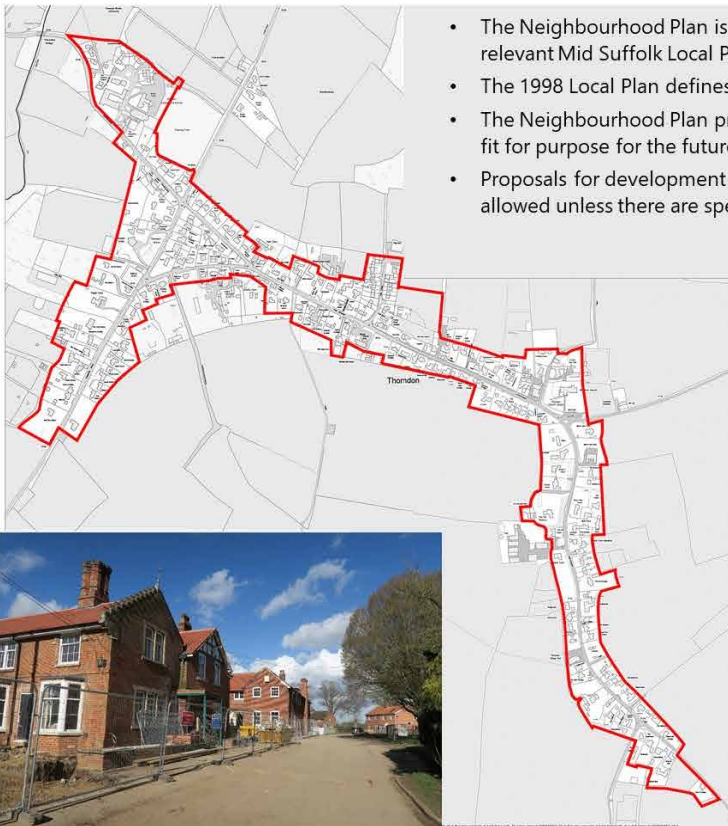


DO YOU SUPPORT THE VISION AND OBJECTIVES?

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 1st 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:

- the implementation of planning permissions that had not been completed as at 1 April 2018; and
- 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
- 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
- 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:

- the building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction; and
- the proposal is a high-quality design and the method of conversion retains the character and historic interest of the building; and
- 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:

- remains affordable in perpetuity; and
- 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
- 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:

- that no other means of funding the construction of the affordable homes is available; and
- 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.

DO YOU SUPPORT THESE POLICIES?

Housing Sites

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?

Housing Sites

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.

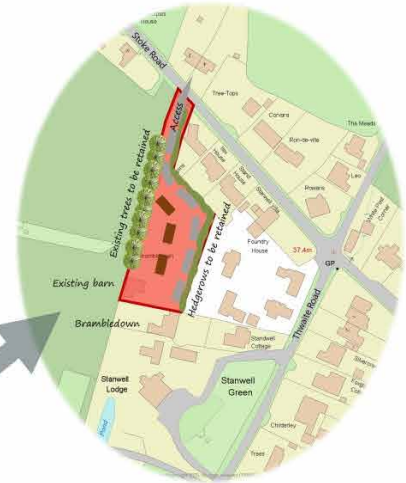
Policy THN 5 – Land at Brambledown south of Stoke Road

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 & Design

THORNDON NEIGHBOURHOOD PLAN

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-bedrooms 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-bedrooms 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?

Natural Environment

THORNDON NEIGHBOURHOOD PLAN

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.

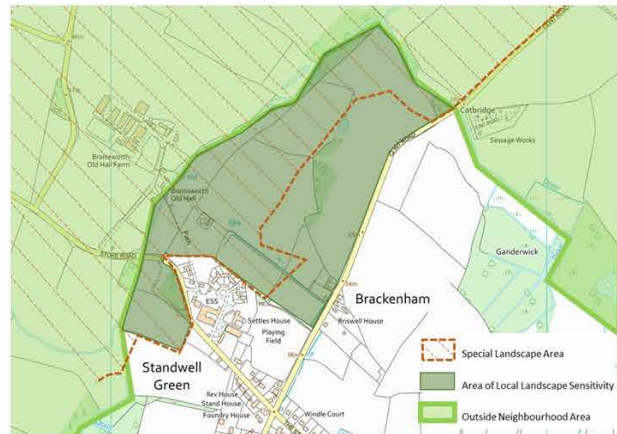
A new local designation, the Area of Local Landscape Sensitivity, is made in the Neighbourhood Plan covering the SLA area.

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:

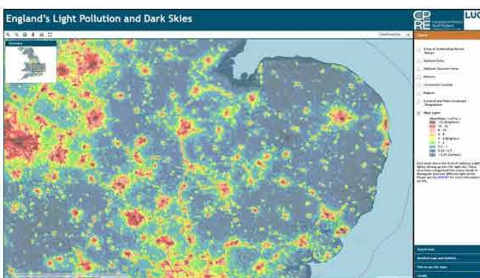
- i) protect and enhance the special landscape qualities of the area; and
- ii) are designed and sited so as to harmonise with the landscape setting.



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?

Natural Environment

THORNDON NEIGHBOURHOOD PLAN

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.

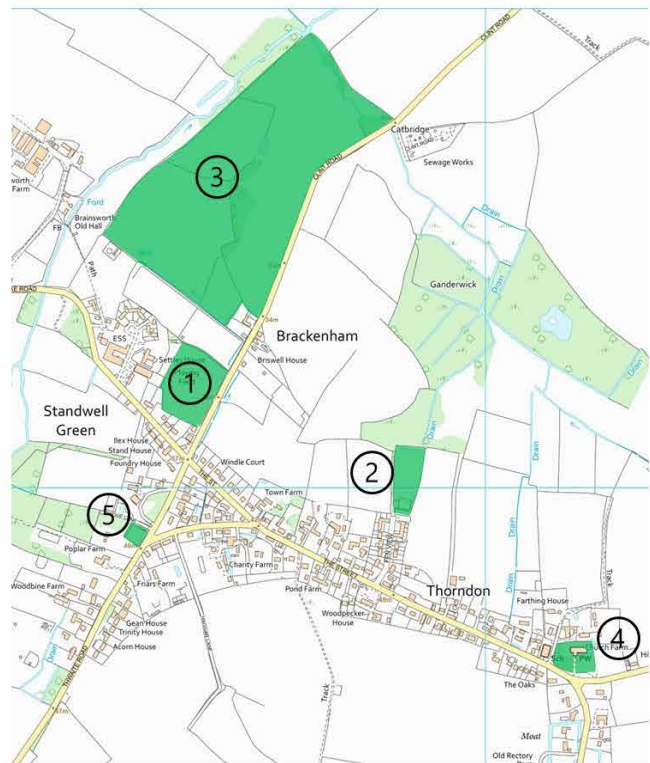
A separate Local Green Space Appraisal has been undertaken and those spaces that meet the criteria are identified in Policy THN 13.

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 hedgerows between different areas of habitat.



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.

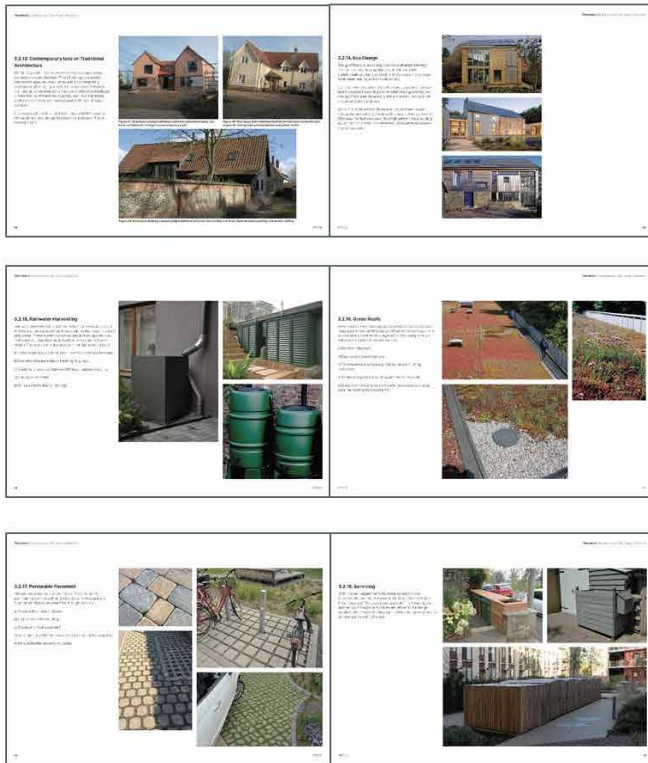
A proposal will not be supported where the harm caused as a result of the impact of a proposed scheme is not justified by the public benefits that would be provided.

DO YOU SUPPORT THESE POLICIES?

Building Design

THORNDON NEIGHBOURHOOD PLAN

Design Guidelines



Sustainability

Many energy-saving initiatives can be installed in homes within permitted development rights (ie – planning permission is not required).

There may be occasions where schemes that do require planning permission could have a potential adverse impact on the character of the area and the amenity nearby of residents.

The Plan supports the incorporation of energy conservation measures in new development.

Proposals should also, where necessary, make provision for the attenuation and recycling of surface water and rainwater in order to reduce the potential for making surface water flooding any worse.

Policy THN 9 – Sustainable Construction Practices

Proposals that incorporate current best practice in energy conservation will be supported where such measures are designed to be integral to the building design and minimise any detrimental impact on the building or its surroundings. Development proposals should demonstrate:

- how they maximise the benefits of solar gain in site layouts and orientation of buildings;
- incorporate best practice in energy conservation and be designed to achieve maximum achievable energy efficiency;
- maximise the benefits of solar gain in site layouts and the orientation of buildings;
- avoid fossil fuel-based heating systems; and
- incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey/rainwater harvesting;

The Built Character Assessment has been supplemented by Design Guidelines prepared for us by consultants as part of the Government-funded Neighbourhood Planning Technical Support package. The report is published as supporting evidence to the Neighbourhood Plan.

Policy THN 18 provides a number of criteria against which all proposals for development will be assessed.

Policy THN 18 – Design Considerations

Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and sustainable environment.

Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirements of the Development Design Checklist in Appendix 3 of this Plan and, as appropriate to the proposal.

In addition, proposals will be supported where they:

- recognise and address the key features, characteristics, landscape/building character, local distinctiveness and special qualities of the area and/or building and, where necessary, prepare a landscape character appraisal to demonstrate this;
- maintain or create the village's sense of place and/or local character avoiding, where possible, cul-de-sac developments which do not reflect the lane hierarchy and form of the settlement;
- do not involve the loss of gardens, important open, green or landscaped areas, which make a significant contribution to the character and appearance of that part of the village;
- taking mitigation measures into account, do not affect adversely:
 - any historic character, architectural or archaeological heritage assets of the site and its surroundings, including those locally identified Buildings of Local Significance listed in Appendix 2;
 - important landscape characteristics including trees and ancient hedgerows and other prominent topographical features as set out in the Landscape Appraisal;
 - identified important views into, out of, or within the village as identified on the Policies Map;
 - sites, habitats, species and features of ecological interest;
 - the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; and/or residential amenity;
- not locate sensitive development where its users and nearby residents would be significantly and adversely affected by noise, smell, vibration, or other forms of pollution from existing sources, unless adequate and appropriate mitigation can be implemented;
- produce designs that respect the character, scale and density of the locality;
- produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;
- wherever possible ensure that development faces on to existing lanes, retaining the rural character and creates cross streets or new back streets in keeping with the settlement's hierarchy of routes;
- not result in water run-off that would add-to or create surface water flooding;
- where appropriate, make adequate provision for the covered storage of all wheelie bins and for cycle storage in accordance with adopted cycle parking standards.
- include suitable ducting capable of accepting fibre to enable superfast broadband; and
- provide one electric vehicle charging point per new off-street parking place created.

DO YOU SUPPORT THESE POLICIES?

Services & Facilities

THORNDON NEIGHBOURHOOD PLAN

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

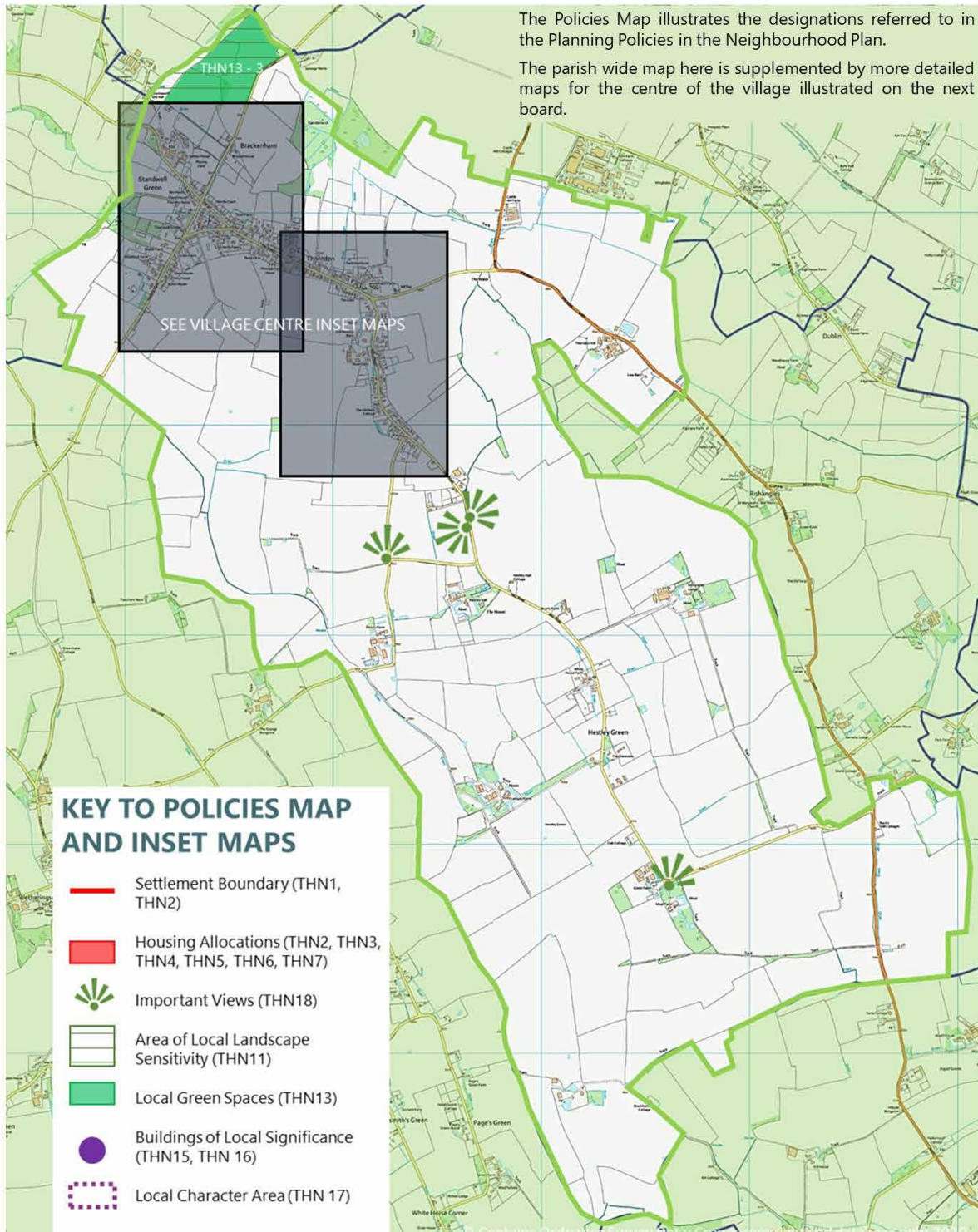


Quiet Lanes are minor rural roads, typically C or unclassified routes, which have been designated by local highway authorities to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic. Cars are not banned from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

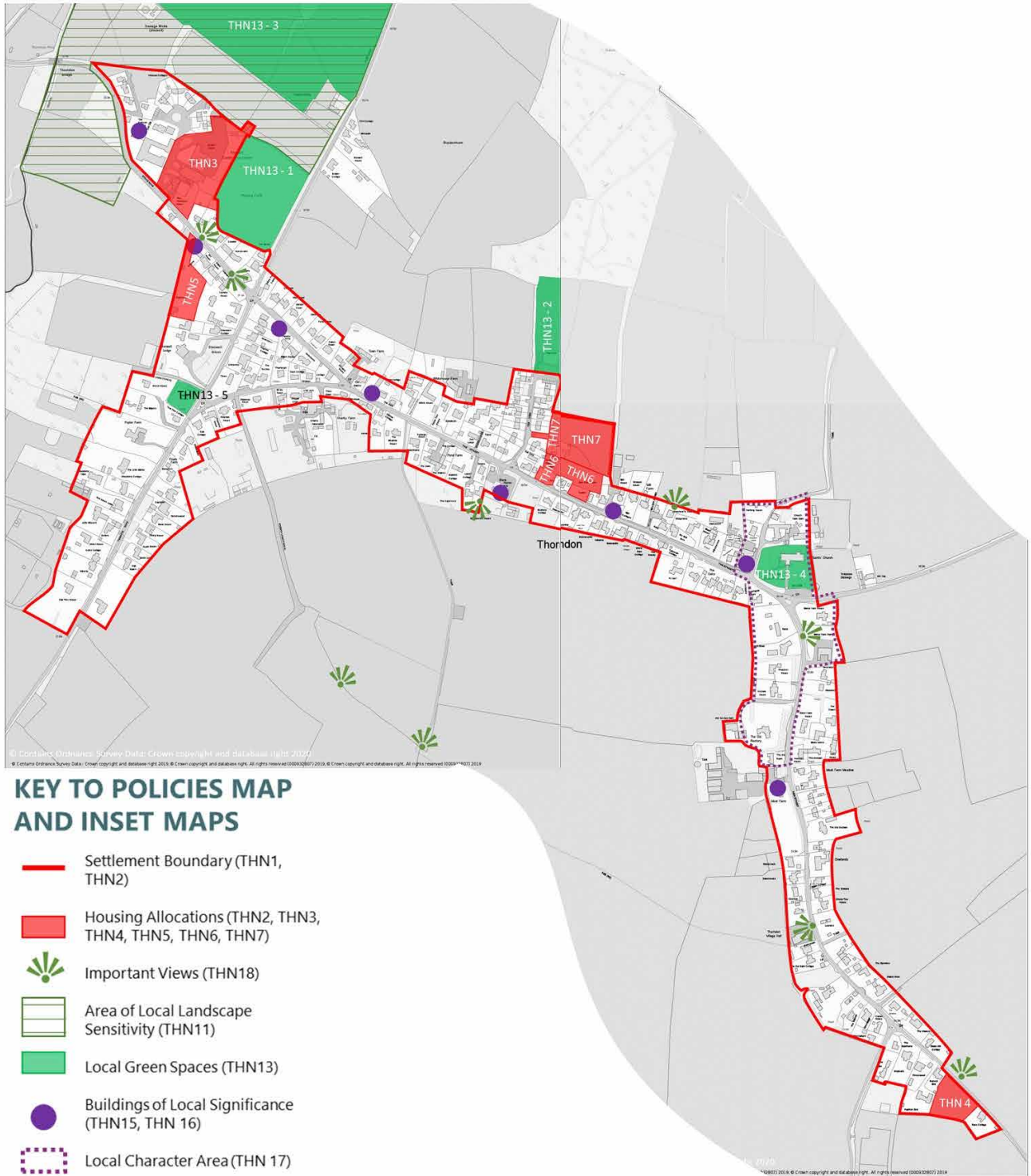
DO YOU SUPPORT THIS POLICY?

Policies Maps

THORNDON NEIGHBOURHOOD PLAN



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, THN 16)
-  Local Character Area (THN 17)

DO YOU SUPPORT THESE DESIGNATIONS ON THE POLICIES MAPS?

What next?

THORNDON NEIGHBOURHOOD PLAN

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

Appendix 6 - Pre-Submission Consultation Response Form

Thorndon Neighbourhood Plan

PRE-SUBMISSION CONSULTATION RESPONSE FORM

This form should be completed in conjunction with the draft of the Neighbourhood Plan – January 2020.

We would prefer receiving responses via the online feedback form as it will make the task of collating views much easier. However, if this is not possible then please complete this form.

Further copies of this form are available from:

- Stephen Page 01379 672997
- The Neighbourhood Plan pages of the Parish Council website <http://thorndon.suffolk.cloud>

Please submit your completed form in one of the following ways:

- Drop off at Thorndon Community Shop
- Email as an attachment to – thorndonnp@btinternet.com

Please ensure your response is received by Monday 30 March 2020

NAME			
ADDRESS (optional)			
ORGANISATION / CLIENT YOU'RE REPRESENTING (Where applicable)			
EMAIL (optional)			
Would you like to be notified when the Parish Council submits the Plan to Mid Suffolk Council? (if yes, please provide either address or email address)	Yes	<input type="checkbox"/>	No
<p>Data Protection Notice: All information collected and processed by the Parish Councils at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended).</p> <p>Please note: All comments received will be made publicly available and may be identifiable by name / organisation. All other personal information provided will be protected in accordance with the Data Protection Act 2018.</p>			
<p>CONSULTATION RESPONSE</p> <p><i>Please continue on a separate sheet if the box isn't big enough</i></p>			
1. Do you support the content of Chapters 1, 2 3?		YES / NO / No opinion	
Comments (please specify chapter and paragraph number)			

2. Do you support the Vision and Objectives in Chapter 4?

YES / NO / No opinion

Comments (please specify Objective number if appropriate)

3. Do you support Policy THN 1 – Spatial Strategy?

YES / NO / No opinion

If No, please state what changes you would like

4. Chapter 5. Not including Policy THN1 1, do you support Chapter 5?

YES / NO / No opinion

Comments (please specify paragraph number)

5. Do you support Policy THN 2 – Housing Development?

YES / NO / No opinion

If No, please state what changes you would like

6. Do you support Policy THN 3 – Land at the Kerrison Centre?

YES / NO / No opinion

If No, please state what changes you would like

7. Do you support Policy THN 4 – Land west of Hall Road?

YES / NO / No opinion

If No, please state what changes you would like

8. Do you support Policy THN 5 – Land at Brambledown south of Stoke Road?

YES / NO / No opinion

If No, please state what changes you would like

9. Do you support Policy THN 6 – Land North of, and surrounding, 37 The Street?

YES / NO / No opinion

Comments (please specify paragraph number)

10. Do you support Policy THN 7 – Land East of Fen View?

YES / NO / No opinion

Comments (please specify paragraph number)

11. Do you support Policy THN 8 – Affordable Housing on Rural exception Sites?

YES / NO / No opinion

If No, please state what changes you would like

12. Do you support Policy THN 9 – Housing Mix?

YES / NO / No opinion

Comments (please specify paragraph number)

13. Do you support Policy THN 10 – Measures for New Housing Development?

YES / NO / No opinion

If No, please state what changes you would like

14. Chapter 6. Other than Policies THN 2 to THN 10 do you support the remaining contents of Chapter 6?

YES / NO / No opinion

If No, please state what changes you would like

15. Do you support Policy THN 11 – Area of Local Landscape Sensitivity?

YES / NO / No opinion

If No, please state what changes you would like

16. Do you support Policy THN 12 – Dark Skies?

YES / NO / No opinion

If No, please state what changes you would like

17. Do you support Policy THN 13 – Local Green Spaces?

YES / NO / No opinion

If No, please state what changes you would like

18. Do you support Policy THN 14 – Biodiversity?

YES / NO / No opinion

If No, please state what changes you would like

19. Other than Policies THN 11, THN 12, THN 13 and THN 14, do you support the remaining contents of Chapter 7?

YES / NO / No opinion

If No, please state what changes you would like

20. Do you support Policy THN 15 – Buildings of Local Significance?

YES / NO / No opinion

If No, please state what changes you would like

21. Do you support Policy THN 16 – Heritage Assets?

YES / NO / No opinion

If No, please state what changes you would like

22. Do you support Policy THN 17- Thorndon Special Character Area?

YES / NO / No opinion

Comments (please specify paragraph number)

23. Do you support Policy THN 18 - Design Considerations?

YES / NO / No opinion

If No, please state what changes you would like

24. Do you support Policy THN 19 - Sustainable Construction Practices?

YES / NO / No opinion

Comments (please specify paragraph number)

25. Chapter 8. Other than Policies THN 15, THN 16, THN 17 THN 18 and THN 19, do you support the remaining contents of Chapter 8?

YES / NO / No opinion

Comments (please specify paragraph number)

26. Do you support Policy THN 20 - Protecting Existing Services and facilities?

YES / NO / No opinion

If No, please state what changes you would like

27. Chapter 9. Other than Policy THN 20, do you support the remaining contents of Chapter 9?

YES / NO / No opinion

If No, please state what changes you would like

28. Chapter 10. Do you support the contents of Chapter 10?

YES / NO / No opinion

If No, please state what changes you would like

29. Do you support the contents of the Policies Maps, including Inset Maps?

YES / NO / No opinion

If No, please state what changes you would like

30. Appendices. Do you have any comments on the Appendices?

YES / NO / No opinion

Comments (please specify which Appendix)

31. Do you have any other comments on the Draft Neighbourhood Plan?

YES / NO

Comments



Q 31 continued



Thank you for providing your feedback. We will take your comments into account in deciding whether amendments are required to the Neighbourhood Plan.




A Consultation Report for the Neighbourhood Plan will be published when the Plan is submitted to Mid Suffolk Council.




Appendix 7 – Consultation Form – Question Responses




The graphs on the following pages illustrate the answers received to the “Yes/No” questions on the comments form. They illustrate an overwhelming support of the proposed planning policies in the Neighbourhood Plan.




1. Chapters 1 – 3 Do you support the content of Chapters 1, 2 and 3?			Response Percent	Response Total
1	Yes		95.65%	44
2	No		4.35%	2
3	No opinion		0.00%	0
			answered	46
			skipped	1




2. Do you support the Vision and Objectives in Chapter 4?			Response Percent	Response Total
1	Yes		97.87%	46
2	No		2.13%	1
3	No opinion		0.00%	0
			answered	47
			skipped	0




3. Policy THN 1 - Spatial Strategy. Do you support the policy?			Response Percent	Response Total
1	Yes		89.13%	41
2	No		4.35%	2
3	No opinion		6.52%	3
			answered	46
			skipped	1




4. Chapter 5. Not including Policy THN 1, do you support Chapter 5?			Response Percent	Response Total
1	Yes		91.11%	41
2	No		4.44%	2
3	No opinion		4.44%	2
			answered	45
			skipped	2




5. Policy THN 2 - Housing Delivery. Do you support the content of this policy?			Response Percent	Response Total
1	Yes		87.23%	41
2	No		8.51%	4
3	No opinion		4.26%	2
			answered	47
			skipped	0




6. Policy THN 3 – Land at the Kerrison Centre. Do you support this policy?			Response Percent	Response Total
1	Yes		80.85%	38
2	No		12.77%	6
3	No opinion		6.38%	3
			answered	47
			skipped	0


7. Policy THN 4 – Land west of Hall Road. Do you support this policy?			Response Percent	Response Total
1	Yes		78.26%	36
2	No		8.70%	4
3	No opinion		13.04%	6
			answered	46
			skipped	1



8. Policy THN 5 – Land at Brambledown south of Stoke Road. Do you support this policy?				
			Response Percent	Response Total
1	Yes		89.36%	42
2	No		4.26%	2
3	No opinion		6.38%	3
			answered	47
			skipped	0




9. Policy THN 6 – Land North of, and surrounding, 37 The Street. Do you support this policy?				
			Response Percent	Response Total
1	Yes		89.36%	42
2	No		6.38%	3
3	No opinion		4.26%	2
			answered	47
			skipped	0




10. Policy THN 7 – Land East of Fen View. Do you support this policy?				
			Response Percent	Response Total
1	Yes		82.98%	39
2	No		10.64%	5
3	No opinion		6.38%	3
			answered	47
			skipped	0




11. Policy THN 8 – Affordable Housing on Rural Exception Sites. Do you support this policy?				
			Response Percent	Response Total
1	Yes		76.09%	35
2	No		21.74%	10
3	No opinion		2.17%	1
			answered	46
			skipped	1




12. Policy THN 9 – Housing Mix. Do you support this policy?			Response Percent	Response Total
1	Yes		97.83%	45
2	No		2.17%	1
3	No opinion		0.00%	0
			answered	46
			skipped	1

13. Policy THN 10 - Measures for New Housing Development. Do you support this policy?			Response Percent	Response Total
1	Yes		97.87%	46
2	No		2.13%	1
3	No opinion		0.00%	0
			answered	47
			skipped	0



14. Chapter 6. Other than Policies THN2 to THN10, do you support the remaining contents of Chapter 6?			Response Percent	Response Total
1	Yes		90.70%	39
2	No		2.33%	1
3	No opinion		6.98%	3
			answered	43
			skipped	4


15. Policy THN 11 – Area of Local Landscape Sensitivity. Do you support this policy?			Response Percent	Response Total
1	Yes		87.23%	41
2	No		8.51%	4
3	No opinion		4.26%	2
			answered	47
			skipped	0

16. Policy THN 12 – Dark Skies. Do you support this policy?				
			Response Percent	Response Total
1	Yes		89.36%	42
2	No		4.26%	2
3	No opinion		6.38%	3
			answered	47
			skipped	0




17. Policy THN 13 – Local Green Spaces. Do you support this policy?				
			Response Percent	Response Total
1	Yes		93.62%	44
2	No		2.13%	1
3	No opinion		4.26%	2
			answered	47
			skipped	0




18. Policy THN 14 – Biodiversity. Do you support this policy?				
			Response Percent	Response Total
1	Yes		95.45%	42
2	No		4.55%	2
3	No opinion		0.00%	0
			answered	44
			skipped	3

19. Chapter 7. Other than Policies THN 11, THN 12, THN 13 and THN 14, do you support the remaining contents of Chapter 7?				
			Response Percent	Response Total
1	Yes		95.56%	43
2	No		4.44%	2
3	No opinion		0.00%	0
			answered	45
			skipped	2

20. Policy THN 15 – Buildings of Local Significance. Do you support this policy?				
			Response Percent	Response Total
1	Yes		100.00%	43
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	43
			skipped	4

21. Policy THN 16 – Heritage Assets. Do you support this policy?				
			Response Percent	Response Total
1	Yes		100.00%	44
2	No		0.00%	0
3	No opinion		0.00%	0
			answered	44
			skipped	3

22. Policy THN 17- Thorndon Special Character Area. Do you support this policy?				
			Response Percent	Response Total
1	Yes		93.62%	44
2	No		4.26%	2
3	No opinion		2.13%	1
			answered	47
			skipped	0




23. Policy THN 18 - Design Considerations. Do you support this policy?				
			Response Percent	Response Total
1	Yes		93.33%	42
2	No		4.44%	2
3	No opinion		2.22%	1
			answered	45
			skipped	2




24. Policy THN 19 - Sustainable Construction Practices. Do you support this policy?				
			Response Percent	Response Total
1	Yes		97.83%	45
2	No		0.00%	0
3	No opinion		2.17%	1
			answered	46
			skipped	1




25. Chapter 8. Other than Policies THN 15, THN 16, THN 17 THN 18 and THN 19, do you support the remaining contents of Chapter 8?				
			Response Percent	Response Total
1	Yes		97.73%	43
2	No		0.00%	0
3	No opinion		2.27%	1
			answered	44
			skipped	3



26. Policy THN 20 - Protecting Existing Services and facilities. Do you support this policy?				
			Response Percent	Response Total
1	Yes		97.87%	46
2	No		0.00%	0
3	No opinion		2.13%	1
			answered	47
			skipped	0

27. Chapter 9. Other than Policy THN 20, do you support the remaining contents of Chapter 9?				
			Response Percent	Response Total
1	Yes		95.45%	42
2	No		0.00%	0
3	No opinion		4.55%	2
			answered	44
			skipped	3

28. Do you support the contents of Chapter 10?			Response Percent	Response Total
1	Yes		86.67%	39
2	No		8.89%	4
3	No opinion		4.44%	2
			answered	45
			skipped	2

29. Policies Map. Do you support the contents of the Policies Map, including Inset Maps?			Response Percent	Response Total
1	Yes		90.48%	38
2	No		7.14%	3
3	No opinion		2.38%	1
			answered	42
			skipped	5

30. Appendices. Do you have any comments on the Appendices?			Response Percent	Response Total
1	Yes		21.43%	9
2	No		73.81%	31
3	No opinion		4.76%	2
			answered	42
			skipped	5

31. Do you have any other comments on the Draft Neighbourhood Plan?			Response Percent	Response Total
1	Yes		61.36%	27
2	No		38.64%	17
			answered	44
			skipped	3

Appendix 8 – Schedule of Comments Received to Pre-Submission Consultation and Parish Council Responses

The tables in this appendix set out the comments that were received during the Pre-Submission Consultation Stage, the responses to those comments from the Parish Council and changes made to the Plan as a result of the comments. The table is laid out in Plan order with the general comments following the comments on the policies.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Chapter 1, 2 and 3				
G Madland		With regard to the Settlement Boundary, I am surprised that this does not include my C16 house and most of my plot of land. I would ask that the boundary include my plot at Town Farm.	The Settlement Boundary follows that in the Joint Local Plan consultation document – July 2019. However, it is agreed that the dwelling should be included for consistency but not the extensive plot around the dwelling, particularly given that the welling is a listed building.	Amend Policies Map to include Town Farm Farmhouse.
S Edwards		2.1 & 2.2 Lovely to learn more about Thorndon in the past	Noted	None
Vision and Objectives Comments				
L Barry & H Dyke		Although outside the scope of this plan public transport bus services are in decline and subject to financial restriction, would an expressed desire to maintain transport links be useful/beneficial?	Agree. Insert additional Objective.	Add additional Transport Objective as follows: <u>11 Maintain and enhance transport services for those with limited car access</u>
T Dealhoy		Although I broadly support the Vision and Objectives I would prefer those that relate to housing to be worded closer to the following:- Affordable and accessible rural housing that may assist the viability of the local facilities is desirable. We will support appropriate housing development that would help our community to continue to thrive.	It is considered that, when taken as a whole, the Objectives seek to deliver these requests.	None
M Atteood		Please build homes which the young people can afford to buy.	Affordable housing is being provided as part of the development in Policy THN 3 and Policy THN 8 makes provision for affordable housing should a local	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			need be demonstrated.	
Policy THN1 – Spatial Strategy				
	Mid Suffolk District Council	<p>Suggest the first paragraph simply read: “The Neighbourhood Plan Area will accommodate development commensurate with Thorndon’s designation in the adopted settlement hierarchy.”</p> <p>It would be helpful if this plan were to provide some form of definition of ‘local need’ in the Glossary as this means different things to different audiences.</p>	Disagree. The policy wording is consistent with other neighbourhood plans in the district that have passed examination.	None
G Madland		With regard to the Settlement Boundary, I am surprised that this does not include my C16 house and most of my plot of land. I would ask that the boundary include my plot at Town Farm.	<p>The Settlement Boundary follows that in the Joint Local Plan consultation document – July 2019.</p> <p>However, it is agreed that the dwelling should be included for consistency but not the extensive plot around the dwelling, particularly given that the dwelling is a listed building.</p>	Amend Policies Map to include Town Farm Farmhouse.
T Dealhoy		Again I largely concur with this strategy but cannot see why development in respect of outdoor recreation is included unless it is for private use such as a tennis court, swimming pool or menage etc.	Outdoor recreation uses, such as playing pitches, are often located outside of the settlement boundary due to the availability of land.	None
	Anglian Water	<p>Reference is made to development being permitted in the designated countryside where it is essential for the operation of agriculture, horticulture, forestry, outdoor recreation and other exceptional uses.</p> <p>Anglian Water’s existing infrastructure is often located in the countryside at a distance from built up areas. We would ask that the infrastructure provided by Anglian Water for our customers is considered to be an exceptional use for the purposes of this policy.</p> <p>It is therefore suggested that the following supporting text be added to the Neighbourhood Plan:</p> <p>‘For the purposes of of policy THN1 the exceptional uses would include development required by a utility company to fulfil their statutory</p>	As much of the work to infrastructure of this nature is “permitted development”, it is not considered that such an amendment is necessary	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		obligations to their customers.'		
Chapter 5- Other Comments				
G Madland		With regard to the Settlement Boundary, I am surprised that this does not include my C16 house and most of my plot of land. I would ask that the boundary include my plot at Town Farm.	The Settlement Boundary follows that in the Joint Local Plan consultation document – July 2019. However, it is agreed that the dwelling should be included for consistency but not the extensive plot around the dwelling, particularly given that the welling is a listed building.	Amend Policies Map to include Town Farm Farmhouse.
S Page		Its important that the village boundary does not get extended and becomes a sprawling village along the village main roads.	Noted	None
D & H Pearson		Para 5.4 This is too broadly drawn - we would like to see it limited as in THN1 and restricted to local need.	The paragraph sets the context for Policy THN 1 but it is the policy that carries the weight in decision making.	None
T Dealhoy		With exception to the reference to outdoor recreation.	Noted	None
Policy THN2 – Housing Delivery				
	Mid Suffolk District Council	Criteria iv) is, for the most part, a repeat of wording set out in THN 1. Qstn: Can the group consider whether this is absolutely necessary? Para 6.8 A minor point. The last sentence states that, as at 1 December 2019 the planning permission had not been granted. A notice setting out the grant of outline planning permission was issued on 11 December and is published in the Councils website. [Search for DC/19/01310/OUT]	Disagree. The approach taken in Policies THN1 and THN2 is consistent with other neighbourhood plans in the district that have passed examination. Noted. The paragraph will be amended to bring it up to date.	None Amend last sentence of paragraph 6.8 as follows. As at 1 December 2019 the planning permission had not been issued. The <u>planning permission was issued in December 2019.</u>
G Madland		With regard to the Settlement Boundary, I am surprised that this does not include my C16 house and most of my plot of land. I would ask that	The Settlement Boundary follows that in the Joint Local Plan consultation document – July	Amend Policies Map to include Town Farm Farmhouse.

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		the boundary include my plot at Town Farm.	2019. However, it is agreed that the dwelling should be included for consistency but not the extensive plot around the dwelling, particularly given that the welling is a listed building.	
C Lane		fewer additional dwellings - perhaps 50?	The Plan notes that permissions in excess of 50 dwellings have already been granted.	None
Policy THN 3 - Land at the Kerrison Centre				
	Mid Suffolk District Council	This policy allocates 1.22ha of land at the Kerrison Centre for 22 dwellings. The outline planning permission referred to in the supporting text (and in our comment above) is for 20 dwellings. A small difference but was this intended or not?	Noted. The policy will be amended accordingly.	Amend Policy THN 3 as follows: A site of 1.22 hectares at the former Kerrison Centre, as identified on the Policies Map, is allocated for approximately 22 <u>20</u> dwellings including 35% affordable dwellings,
N Ferrari		THN 3 refers to space identified in THN12, which in fact only refers to Dark Skies	Noted. It should refer to Policy THN 13	Amend Policy THN 3 c) as follows: c) the provision of an access path to the Local Green Space to the east identified in Policy THN 12 <u>13</u> .
D Wood		Pleased that Affordable housing has been considered, however any further development agreement should be delayed at least 5 years until the integration within the village of the first phase be reviewed.	The site already has planning permission and so this cannot be achieved.	None
C Lane		higher proportion of affordable housing, OK with 22 houses.	The site already has planning permission and so this cannot be achieved.	None
J Wilson		Outline planning permission for this site has already been approved.	Agreed but as development has not yet commenced it can be allocated in the neighbourhood plan.	None
T Dealhoy		But if street lighting has to be provided it should be less intrusive than that provided on the adjoining recently developed site.	Noted	None
M Atteood		Too many proposed houses. How will the schools in the area cope, (esp	The site allocated in Policy THN3	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		the village school?) sewerage etc.	has already been factored into the educational needs forecasts.	
	Anglian Water	Policy TNH3 to TNH7 – Housing Allocations We note that it is proposed to allocate sites for residential development including a number which currently have the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.	Noted	None
Policy THN 4 – Land west of Hall Road				
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
L Barry & H Dyke		Now too late to do anything about it, I was dismayed the revised proposal was granted permission	Noted	None
D & H Pearson		Sadly, the objections of the parish council were not heeded.	Noted	None
J Wilson		This site is currently being developed.	Noted	None
S Croucher		This development is already under construction	Noted	None
E Power		As building has commenced, there's no point in commenting, other than to say *Fair too large 2x5 bedroom houses? I believe the PC opposed this. A cynic would say that they are most likely to be occupied by retired couple-which most large houses in Thorndon seem to be.	Noted	None
	Anglian Water	Policy TNH3 to TNH7 – Housing Allocations We note that it is proposed to allocate sites for residential development including a number which currently have the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.	Noted	None
Policy THN 5 – Land at Brambledown south of Stoke Road				
	Mid Suffolk	Under the first criteria, suggest insert 'maximum' before 'two dwellings'.	Agree. Amend Policy THN 5 i as	Amend Policy THN 5 i as follows:

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	District Council	<p>The allocation of these three sites (5/6/7) is noted and we applaud the decision to look beyond the here and now and make provision for the future. We note also that all three policies include a phasing condition and have no issue with that, but the group should be mindful that the examiner may conclude that the market dictates when these sites come forward.</p>	<p>suggested.</p> <p>Noted We consider that the phasing requirement is justified to provide a balanced level of growth in the village.</p>	<p>i include at least two dwellings with a <u>maximum of two bedrooms</u>;</p> <p>None</p>
D Wood		Historic problems with flooding	Noted	None
E Power		Providing they are not over large houses with tiny gardens.	Noted	None
	Anglian Water	<p>Policy TNH3 to TNH7 – Housing Allocations</p> <p>We note that it is proposed to allocate sites for residential development including a number which currently have the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.</p>	Noted	None
	Suffolk County Council	<p>For THN5, THN6 and THN7 sites to be acceptable by the Highway Authority, a variety of factors will need to be considered. With light traffic numbers generated from the site, the number dwellings are unlikely to have an impact on the highway network. However, due to intensification of use, the accesses will need to be upgraded to include; the construction of a shared driveway, visibility splays that adhere to the Design Manual for Roads and Bridges Standards, provision of sustainable drainage to prevent the discharge of surface water from the private dwellings onto the highway.</p> <p>The sites are within walking distance to the Primary School, and sites THN6 and THN7 should link to the existing footway network. However, site THN5 does not provide a safe route for the vulnerable user as there is not existing footway leading to the site and limited space on the highway to install one. The level of development is also unlikely to be able to fund a footway, as the site is too small with only four dwellings.</p>	<p>Noted</p> <p>The site with planning consent for 20 dwellings allocated in Policy THN 3 is further away from the village centre along Stoke Road but there is no requirement for it to be served by a footway. It is therefore assumed that the proposal in Policy THN 5 would</p>	<p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>PRoW should not be affected by the proposals, and on-site parking and turning should be provided in accordance with Suffolk Guidance for Parking 2019 (SGP)8. It is recommended that reference to this parking guidance is included in explanatory text of the plan.</p>	<p>also be acceptable.</p> <p>It is not considered necessary to refer to car parking standards as these are already adopted by Mid Suffolk DC.</p>	None
Policy THN 6 – Land North of, and surrounding, 37 The Street				
	Mid Suffolk District Council	<p>Criteria ii cross references to policy THN 5. We believe this should read THN 7.</p> <p>The allocation of these three sites (5/6/7) is noted and we applaud the decision to look beyond the here and now and make provision for the future. We note also that all three policies include a phasing condition and have no issue with that, but the group should be mindful that the examiner may conclude that the market dictates when these sites come forward.</p> <ul style="list-style-type: none"> • It has been suggested that using a red line boundary to identify the adjacent site allocation in each case might be misleading to some. Could the group consider if a-n-other colour and/or line style can be used instead – perhaps a dashed grey line? • The maps that accompany these policies (Maps 7 and 8) show, respectively, trees and a hedgerow. If possible, and has been done with Map 6, there may be some merit in annotating these maps accordingly to re-emphasise the message about retaining these features. 	<p>Agree. The reference will be amended.</p> <p>Noted. We consider that the phasing requirement is justified to provide a balanced level of growth in the village.</p> <p>The colour of the boundary on the adjoining site will be amended.</p> <p>The annotations will be amended as suggested.</p>	<p>Amend criterion ii of Policy THN 6 as follows:</p> <p>ii provide a new vehicular access from The Street which should enable a link to land to the north (Policy THN 5 <u>THN 7</u>); and</p> <p>None</p> <p>Amend Map 7 to annotate trees/hedgerows and to use different colour boundary for adjoining site.</p> <p>See above</p>
L Barry & H Dyke		The link to land to the north should be pedestrian only	The link is proposed to reduce the impact of additional traffic using Fen View.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
A Montgomery		but only if THN7 is declined	Noted	None
C Lane		concern about traffic on the street and problems with new access road, also loss of view	The County Council Highways Department has commented "the number dwellings are unlikely to have an impact on the highway network". Planning does not seek to protect private views.	None
D & H Pearson		<p>Would destroy character of this part of the village and the rural nature and outlook. Refer to policy THN16 - heritage assets. Refer to policy THN18b - this is a cul-de-sac development.</p> <p>Para ii needs correction - policy THN5 should read THN7</p>	<p>Noted</p> <p>Agree. The reference will be amended.</p>	<p>None</p> <p>Amend criterion ii of Policy THN 6 as follows:</p> <p>ii provide a new vehicular access from The Street which should enable a link to land to the north (Policy THN5 THN Z); and</p>
E Power		In principle a good mix-if the plan is stuck to abs the developer doesn't push for 3-4 bedrooms on the basis that one site would otherwise be unavailable financially.	Noted	None
	Anglian Water	<p>Policy TNH3 to TNH7 – Housing Allocations</p> <p>We note that it is proposed to allocate sites for residential development including a number which currently have the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.</p>	Noted	None
	Suffolk County Council	For THN5, THN6 and THN7 sites to be acceptable by the Highway Authority, a variety of factors will need to be considered. With light traffic numbers generated from the site, the number dwellings are unlikely to have an impact on the highway network. However, due to intensification of use, the accesses will need to be upgraded to include; the construction of a shared driveway, visibility splays that adhere to the	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Design Manual for Roads and Bridges Standards, provision of sustainable drainage to prevent the discharge of surface water from the private dwellings onto the highway.</p> <p>The sites are within walking distance to the Primary School, and sites THN6 and THN7 should link to the existing footway network.</p> <p>PRoW should not be affected by the proposals, and on-site parking and turning should be provided in accordance with Suffolk Guidance for Parking 2019 (SGP). It is recommended that reference to this parking guidance is included in explanatory text of the plan.</p>	<p>Noted</p> <p>It is not considered necessary to refer to car parking standards as these are already adopted by Mid Suffolk DC.</p>	<p>None</p> <p>None</p>
Policy THN 7 – Land East of Fen View				
	Mid Suffolk District Council	<p>The allocation of these three sites (5/6/7) is noted and we applaud the decision to look beyond the here and now and make provision for the future. We note also that all three policies include a phasing condition and have no issue with that, but the group should be mindful that the examiner may conclude that the market dictates when these sites come forward.</p> <ul style="list-style-type: none"> • It has been suggested that using a red line boundary to identify the adjacent site allocation in each case might be misleading to some. Could the group consider if a-n-other colour and/or line style can be used instead – perhaps a dashed grey line? • The maps that accompany these policies (Maps 7 and 8) show, respectively, trees and a hedgerow. If possible, and has been done with Map 6, there may be some merit in annotating these maps accordingly to re-emphasise the message about retaining these features. 	<p>Noted. We consider that the phasing requirement is justified to provide a balanced level of growth in the village.</p> <p>The colour of the boundary on the adjoining site will be amended.</p> <p>The annotations will be amended as suggested.</p>	<p>Amend criterion ii of Policy THN 7 as follows:</p> <p>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 THN56); and</p> <p>Amend Map 8 to annotate trees/hedgerows and to use different colour boundary for adjoining site.</p> <p>See above</p>
L Barry & H Dyke		Link to the south should be pedestrian only	The link is proposed to reduce the impact of additional traffic using Fen View.	None
PJ Montgomery		Simply not happy to see this development in addition to that under THN6.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
N Ferrari		THN7 refers to vehicle and pedestrian link to land in THN5 which may be an error as perhaps should be THN6.	Agree. The reference will be amended.	Amend criterion ii of Policy THN 7 as follows: 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 THN6); and
A Montgomery		but only if THN6 is declined. together these could lead to a much larger development.	Noted	None
S Edwards		Although I do wonder whether this require additional access as Fen View is often difficult to enter due to parking.	Noted	None
D & H Pearson		Would destroy character of this part of the village and the rural nature and outlook. Refer to policy THN16- heritage assets. Refer to policy THN18b - this is a cul-de-sac development. Para ii needs correction - policy THN5 should read THN6	Noted Agree. The reference will be amended.	None Amend criterion ii of Policy THN 7 as follows: 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 THN6); and
E Power		But same applies as THN6	Noted	None
	Anglian Water	Policy TNH3 to TNH7 – Housing Allocations We note that it is proposed to allocate sites for residential development including a number which currently have the benefit of planning permission. Anglian Water has no objection to the principle of residential development on the sites identified in the Neighbourhood Plan.	Noted	None
	Suffolk County council	For THN5, THN6 and THN7 sites to be acceptable by the Highway Authority, a variety of factors will need to be considered. With light	Noted Amend Policy THN 7 to ensure	Amend Policy THN 7 as follows:

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>traffic numbers generated from the site, the number dwellings are unlikely to have an impact on the highway network. However, due to intensification of use, the accesses will need to be upgraded to include; the construction of a shared driveway, visibility splays that adhere to the Design Manual for Roads and Bridges Standards, provision of sustainable drainage to prevent the discharge of surface water from the private dwellings onto the highway.</p> <p>The sites are within walking distance to the Primary School, and sites THN6 and THN7 should link to the existing footway network.</p> <p>PRoW should not be affected by the proposals, and on-site parking and turning should be provided in accordance with Suffolk Guidance for Parking 2019 (SGP)8. It is recommended that reference to this parking guidance is included in explanatory text of the plan.</p> <p>Under Section 6. Housing, the site "Land East of Fen View" (Map 8, p23) should recognise that Fen View is also a Public Right of Way (Thorndon Public Footpath 5). This is also a section of the promoted Mid Suffolk Footpath and the footpath provides access to woodlands north of the site. Policy THN7 should reference Thorndon FP5 and ensure any new access protects and enhances existing user needs.</p>	<p>any new access protects the existing Public Rights of Way.</p> <p>Noted</p> <p>It is not considered necessary to refer to car parking standards as these are already adopted by Mid Suffolk DC.</p> <p>Noted. As the public right of way is not within the site it is not considered necessary to make reference to it in the policy. Consideration of the public right of way will be made in the normal way.</p>	<p>Add additional criterion <u>iv. protects the existing Public Rights of Way in Fen View</u></p> <p>None</p> <p>None</p> <p>None</p>
Policy THN 8 – Affordable Housing on Rural Exception Sites				
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
R Jenkins		I do have considerable doubts with affordable schemes which have a mix of rent and mortgage	Noted	None
N Ferrari		This is too open ended and therefore exemplary possible sites should be clearly identified in order of priority	Possible sites would be considered at the time should a local need be identified.	None
D Wood		Could not support any development on Rural Exception sites for any type of housing.	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
C Lane		it provides a get out for developers to reduce the number of affordable homes and build 'market housing'.	The Mid Suffolk policy requirement for sites over 10 to provide 35% affordable housing remains.	None
D & H Pearson		<p>We support the emerging joint local plan (July 2019) which does not allow for the development of housing on rural exception sites as we believe affordable housing should be incorporated within the settlement boundary.</p> <p>We could support this policy if the following condition was added iv. it has been clearly demonstrated that no sites are available within the Settlement Boundary</p> <p>AND the principal of building market homes to fund affordable housing is abandoned; it is too open to abuse.</p> <p>These properties should never be available as second or holiday homes.</p>	<p>The land values within settlement boundaries preclude the provision of affordable housing. Hence the government planning policy to enable affordable housing as an exception outside the settlement boundary where land prices are significantly less.</p> <p>The possibility of making a scheme viable through, in exceptional circumstances, the provision of the minimum required market housing is a government planning policy which the NP cannot go against.</p> <p>The policy requires that the housing would be retained as affordable homes in perpetuity.</p>	None
J Wilson		Provision for affordable housing should be remain within the settlement boundary not outside where housing would not normally be permitted.	The land values within settlement boundaries preclude the provision of affordable housing. Hence the government planning policy to enable affordable housing as an exception outside the settlement boundary where land prices are significantly less.	None
T Dealhoy		This policy seems to encourage housing development outside the settlement area on greenfield sites which I do not support.	The land values within settlement boundaries preclude the provision of affordable housing. Hence the government planning policy to enable affordable housing as an exception outside the settlement	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			boundary where land prices are significantly less.	
M Atteood		Yes, BUT, no 'estate' development such as in BACTON or GISLINGHAM. Please keep buildings appearance character with them village'	Noted	None
S Marshall		WITHOUT POLICY THE VILLAGE WILL DECLINCE	Noted	None
E Power		Fully endorse this.	Noted	None
Policy THN 9 – Housing Mix				
	Mid Suffolk District Council	Using the evidence gathered, are the group able to be clearer on what a higher proportion means? Policy EMST6 in the adopted Elmsett NP could provide a suitable framework for the re-wording this policy.	Noted. Given the content of the Strategic Housing Market Assessment, referred to in paragraph 6.24, the policy will be amended.	Amend Policy THN 9 as follows: In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of two-bedroomed homes (<u>at least 34%</u>) within the scheme, unless it can be demonstrated that:.....
S Edwards		Although I think we have to consider that most families look for a minimum of 3 bedrooms.	Noted	None
J Wilson		The emphasis should include a higher proportion of two and three bedroom homes (smaller family and starter homes). The provision of bungalows should also be supported. Thorndon has an ageing community.	Noted	None
T Dealhoy		Although with the exception of the proposed Kerrison development it is noted that sites for as many as ten units have not been identified in the proposed plan.	Noted	None
M Atteood		Yes, BUT, it is edging all the while to 'estate' development.	Noted	None
E Power		Fully endorse this, except the sizes of the rooms seem so small as to enable one to stand in the middle & touch four walls. The cat wouldn't stand a chance of surviving!	This matter is addressed in Policy THN 10.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
Policy THN 10 - Measures for New Housing Development				
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
E Power		See Para 12	Noted	None
Chapter 6 – Other Comments				
N Ferrari		Broadly we agree but should not the table be a minimum requirement only ?	Paragraph 6.27 notes that the standards are expressed as a minimum	None
M Atteood		Please, no HUGE house permitted, as on Thwaite Road at entry into THORNDON. such an inappropriate development with, another house house at the other end. Perhaps tree + hedge planting should be encouraged to lesson the impact.	Noted	None
P Taylor		Should mention be made of car parking provision?	See Policy THN 18	None
Policy THN 11 – Area of Local Landscape Sensitivity				
	Environment Agency	Fisheries, Biodiversity and Geomorphology We have reviewed the Natural Environment Section within the Thorndon Neighbourhood plan and would like to make the following comments. We notice that there is no reference, in the plan, to the River Dove which runs along the neighbourhood boundary and area of local landscape sensitivity. A line could be added within policy TH11 which relates to the River Dove and its importance as a wildlife corridor. Ideally we would want to see a 10m buffer between the river banks and any future development along the river corridor as this has been shown to be beneficial for wildlife such as otters and water voles; both of which are protected species.	Agree. However, it is not considered that Policy TH11 is the appropriate place to mention the 10 m buffer. Policy THN 14 and paragraph 7.11 would be a more appropriate location.	Insert new sentence after first sentence of paragraph 7.11 as follows: <u>The River Dove runs along the neighbourhood boundary and the corridor should be protected for the benefits of wildlife.</u> Amend Policy THN 14 as follows: 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. <u>Development within 10 metres of the River Dove will not be supported.</u>
	Mid Suffolk District Council	The principle of re-designating Special Landscape Areas as Areas of Local Landscape Sensitivity (ALLS) or similar is becoming well established through the neighbourhood plan process, as is the opportunity being taken to seek to amend / extend those boundaries.	A separate assessment of the Special Landscape Area has been undertaken and is available as an evidence document in support of	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Where such re-designations are made, the reasoning and evidence to support this must be robust and solid.</p> <p>In para 7.4 it states that (1) and assessment has been undertaken and (2) that the SLA designation is being carried forward in the Eye Neighbourhood Plan. On the first point is that assessment publicly available? and, on the second point, the Group should be aware, post examination, the SLA policy in the Eye Neighbourhood Plan has been removed. The reasoning for that is set out in the relevant report dated 25 Oct 2019.</p> <p>With regards to policy THN 11 itself, the link is obvious, but should the first line read "as identified on Map 9 and on the Policies Map, ..."</p>	<p>the Plan. It demonstrates that the Special Landscape Area in Thorndon is a "valued landscape" and therefore qualifies to be designated as an Area of Local Landscape Sensitivity in line with other neighbourhood plans across the district.</p> <p>Agree to amend Policy THN 11 as suggested</p>	<p>Amend Policy THN 11 as follows: Development proposals in the Area of Local Landscape Sensitivity, as identified on Map 9 and the Policies Map, will be permitted where they:....</p>
D Wood		<p>No planning permission should be given on the areas designated as Local Landscape Sensitive. Conditions mentioned are too subjective!</p>	<p>The designation recognises the sensitivity of the landscape but, as with the current Special landscape Area designation and as noted in paragraph 7.5, the designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in harmony with the special character of the area.</p>	<p>None</p>
J Wilson		<p>The area of local landscape sensitivity and the boundary line for the special landscape area incorrectly has been drawn across the land title of Clint Cottage. This is already developed land with further planning permission granted. Please arrange for the boundary line to be appropriately placed along the Kerrison Set-a-side boundaries.</p>	<p>Existing dwellings can be included within an Area of Local Landscape Sensitivity and the existing Special Landscape Area across Suffolk often includes whole villages. However, in this instance the boundary has been revised to exclude the properties concerned.</p>	<p>Amend boundary of Area of Local Landscape Sensitivity on Map 9 and Policies Map to be consistent with that identified in the separated Special Landscape Area Assessment.</p>
S Croucher		<p>Support the provision of ALLS but there should be no development permitted in this area</p>	<p>The designation recognises the sensitivity of the landscape but, as with the current Special landscape Area designation and as noted in</p>	<p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
			paragraph 7.5, the designation does not preclude any development taking place in the area, but it does mean that proposals will need to be designed to be in harmony with the special character of the area.	
Policy THN 12 – Dark Skies				
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
M Atteood		Yes. LSR * now the new 'CHICKEN' development at Brome have taken away the 'MILKYWAY'. Please keep lighting to a minimum. Use a torch!!	Noted	None
Policy THN 13 – Local Green Spaces				
	Mid Suffolk District Council	Para 7.9 & THN 13 We have no specific objection to the allocations made at this time but do ask a similar question to above re the whereabouts of the Assessment that was undertaken.	A Local Green Space Assessment is published as part of the Evidence supporting the Submission Plan.	None
	Suffolk County Council	Local Green Spaces The County Council is welcome of Policy THN13 in principle, to designate and protect Local Green Spaces, as accessible green spaces can be beneficial to public health and wellbeing. However, the Neighbourhood Plan states that "A separate Local Green Space Appraisal has been undertaken" however this did not seem to be available during the consultation.	A Local Green Space Assessment is published as part of the Evidence supporting the Submission Plan.	None
D Wood		By stating that development would only be granted in "exceptional" circumstances could be interpreted that planning is acceptable under certain conditions. Would rather replace with.....cannot foresee any circumstances where planning would be supported however exceptional the circumstances.	The policy wording reflects what has been approved by Neighbourhood Plan Examiners and is in accordance with Government policy.	None
S Edwards		I would also support the updating of the Fen View play area.	Noted	None
S Marshall		THESE NEED TO BE PROTECTED AND PRESERVED FOR FUTURE GENERATIONS	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	Anglian Water	<p>Reference is made to operational requirements of infrastructure providers including Anglian Water not being affected by this designation. Land designated as Local Green Spaces has the same status as Green Belt land as outlined in the National Planning Policy Framework and the associated policy requirements.</p> <p>As such most types of development which require planning permission are not considered to be appropriate with some limited exceptions. Permitted development rights would not be limited by the designation of land as a Local Green Space.</p> <p>It would be helpful to clarify whether the intention is that utility infrastructure which requires planning permission would be an exceptional use for the purposes of Policy TNH13.</p>	The policy wording reflects what has been approved by Neighbourhood Plan Examiners and is in accordance with Government policy.	None
Policy THN 14 – Biodiversity				
	Environment Agency	<p>A further alteration to Policy TH14 is proposed: The policy currently reads, “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”. We would suggest that should is replaced by must and request that the River Dove and its tributaries are added alongside ponds as they are also important water bodies in the area.</p> <p>Mitigation measures which seek to compensate for the loss of important features, lost to development, should seek to achieve net gains for Biodiversity. Currently the plan refers to “suitable mitigation measures, that may include equivalent or better replacement of the lost features, will be required”. We suggest that this should be changed to read “suitable mitigation measures that achieve net gain will be required” as this will compel developers to follow the principles of net gain when developing proposals within the plan area. We trust this advice is useful.</p>	<p>The policy wording reflects what has been approved by Neighbourhood Plan Examiners and is in accordance with Government policy.</p> <p>However, it is agreed that reference to the River Dove will be included in the policy as requested.</p>	Amend Policy THN 14 as follows: 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. <u>Development within 10 metres of the River Dove will not be supported.</u>
	Mid Suffolk District Council	<p>Are the NP Group able to expand on what they mean by both ‘exceptional circumstances’ and ‘important trees’ within the context of this policy?</p> <p>Para 8.2 A minor point. In the last sentence suggest not using the abbreviated ‘they’re’</p>	The policy wording reflects what has been approved by Neighbourhood Plan Examiners in the district and should be retained for consistency.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
	Suffolk County Council	Biodiversity The County Council welcomes the references to biodiversity within the plan, and the detail provided for the protection and enhancement of networks in Policy THN14. SCC is supportive of biodiversity policies as part of the ongoing work for the Greenest County Initiative.	Noted	None
D Wood		Agree with the concept of biodiversity but again consider the phrase of "exceptional circumstances" too subjective. Any developer would argue there are exceptional circumstances!	While a developer might argue exceptional circumstances, these have to be backed up by evidence at the time of the planning application.	None
Chapter 7 - Other Comments				
N Ferrari		There is an implication suggested by the photograph of land beneath Policy THN14 which is currently paddock and farmland outside the village boundary but on land already designated by the planning department as land unsuitable for development due to water run-off and proximity to the Fen. This land would have significant problems with groundwater. There are also clashes in that regard with Policy THN18 parts such as a), c), and i). The left-hand side in the photo falls away significantly to the Fen.	The photograph does not imply anything in the context of the Plan.	None
D & H Pearson		Local Green Spaces - para 7.8 states 'Such designations rule out new development on them other than in very special circumstances'. Yet the final sentence'the designation of Local Green Spaces (LGS) should not be used simply to block development'. reduces substantially the protection afforded to LGS. It should be deleted. We believe the designation should be grounds to oppose a development on these spaces.	The wording 'the designation of Local Green Spaces (LGS) should not be used simply to block development' is as set out in the Government National Planning Policy Framework.	None
M Atteood		Be so careful not to lose village aspects e.g. Moat House, The Street, Claime of the clay pit, which was the Village Pond. Please keep hedgerows your 'soften' the village. Protect the 'Parsons walk' wide grass verge which starts from the Old Rectory down to the	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		corner, Opp. Church. Parts have been nibbles away with hedging etc.		
Policy THN 15 – Buildings of Local Significance				
	Mid Suffolk District Council	A cross-reference within the policy to Appendix 2 might be helpful. That might also then tie the bullet list in paragraph 8.2, the expanded description of these buildings in Appendix 2, and the policy itself more closely together.	Agreed.	Amend first sentence of Policy THN 15 as follows: The retention and protection of buildings of local significance, including buildings, structures, features and gardens of local interest and as identified <u>in Appendix 2 and</u> on the Policies Map, will be secured.
Policy THN 16 – Heritage Assets				
	Historic England	Thank you for consulting Historic England about your draft Neighbourhood Plan. As the Government’s adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers – be they interested members of the public, planners or developers – regarding how the place should develop over the course of the plan period. Although your neighbourhood area does contain a number of designated heritage assets, at this point we don’t consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below, which may be of assistance. The conservation officer at Babergh and Mid Suffolk District Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area’s heritage assets.	Noted	None
	Mid Suffolk District Council	See also general comment about reference to the Conservation Area in this policy. • Criteria c) refers to the ‘Landscape Appraisal & Built Character Assessment’. Is this a reference to the AECOM Design Guidelines document or have/are other supporting documents been produced?	Agree, the reference should be to the AECOM Design Guidelines	Amend criteria c of Policy THN 16 as follows: c. contribute to the village’s local

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		<ul style="list-style-type: none"> • This policy does not differentiate between designated and non designated heritage assets. While it is this Council's Heritage Team's view that all heritage assets should receive the same consideration, they make it clear that the NPPF does make a distinction between designated and non-designated heritage assets. Therefore, it should be made clear which assets are being talked about. For example: "To ensure the conservation and enhancement of the village's designated and non-designated heritage assets, proposals must:" • We also advise referring to the NPPF wording: "Proposals will not be supported where any harm - less than substantial or substantial harm - caused as a result of the impact of a proposed scheme is not outweighed by the public benefits that would be provided." 	<p>The policy wording reflects what has been approved by Neighbourhood Plan Examiners in the district and should be retained for consistency.</p> <p>The policy wording reflects what has been approved by Neighbourhood Plan Examiners in the district and should be retained for consistency.</p>	<p>distinctiveness, built form and scale of its heritage assets, as described in the AECOM Design Guidelines Landscape Appraisal and Built Character Assessment, through the use of appropriate design and materials;</p> <p>None</p> <p>None</p>
Policy THN 17- Thorndon Special Character Area				
	Mid Suffolk District Council	We make no comment on this policy at this time.	Noted	None
	Suffolk County Council	Thorndon Special Character Area It is suggested that the Special Character sections of the Neighbourhood Plan, and in particular Policy THN17, should define and explain what the special characteristics are and why they should be protected, or reference the evidence that details this in the explanatory text of the policy.	Noted. It is considered that paragraph 8.5 identifies the attributes of this area which, combined, identify the special qualities of the area.	None
D Wood		With the exception of the church, there is no reason why this area should have been highlighted! Any requests for planning in this area should be considered in the same manner as the rest of the village. If the plan wishes to enhance the "Distinct Character" of the village it should introduce guidelines for the use of cones, reflectors, stakes and	Noted. It is considered that paragraph 8.5 identifies the attributes of this area which, combined, identify the special qualities of the area.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		concrete blocks which blight the village. There are legitimate uses for such items but these are not demonstrated in many parts of the village.		
J Wilson		Change to the boundary.	Noted	None
Policy THN 18 - Design Considerations				
	Mid Suffolk District Council	<p>On the theme of similarities between this policy and similar policies in other adopted and in-prep plans:</p> <ul style="list-style-type: none"> • The word 'sustainable' appears to have been omitted from the first para' • Suggest third sentence read: "In addition, proposals will also be supported where they:" • Criteria d ii refers to a Landscape Appraisal. Is this a reference to the AECOM prepared Design Guidelines document? If not, is there a Landscape Appraisal and where can this be found? • Subject to the views of other consultees, suggest criteria i. read "not increase the risk of both pluvial and fluvial flooding, or the risk of flooding elsewhere" 	<p>Noted.</p> <p>The word missing is "sustainable". Policy will be amended.</p> <p>Agree. Policy will be amended as suggested</p> <p>This is an error and will be amended.</p> <p>Noted. The County Council has suggested an amendment and the criterion will be amended in line with their comments.</p>	<p>Amend first sentence of Policy THN 18 as follows: Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and <u>sustainable</u> environment.</p> <p>Amend third sentence of Policy THN 18 as follows: In addition, proposals will <u>also</u> be supported where they:</p> <p>Amend Policy part d. ii of Policy THN 18 as follows: ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features <u>as identified in the AECOM Design Guidelines; as set out in the Landscape Appraisal;</u></p> <p>Amend Policy THN 18 i) as follows: not result in water run-off that would add to or create surface water flooding <u>and incorporate, where necessary, the use of above ground</u></p>

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		<p>THN 18 – Criteria d iii</p> <p>This criterion refers to identified important views, and these are shown on the relevant Policies and Inset Maps. We have no specific comments at this stage to the views identified but it would be both helpful if they were numbered or indexed in some way and that evidence be provided to justify their inclusion. Subject to site of that information we may wish to comment further.</p>	<p>Noted. An appraisal of the important views accompanies the Submission version of the Plan.</p>	<p><u>open Sustainable Drainage Systems;</u></p> <p>None</p>
	<p>Suffolk County Council</p>	<p>Flooding</p> <p>It is recommended that the Neighbourhood Plan should list all types of flood risk to the village, which are pluvial (surface water flooding) and fluvial (flooding from rivers and the sea). Most of the village is at medium risk of fluvial flooding.</p> <p>It is suggested that Policy THN18 part i) is amended to read: “ not result in water run-off that would add to or create surface water flooding; and shall include the use of above ground open Sustainable Drainage Systems (SuDS), which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits”</p> <p>Policy THN18: Design Characteristics</p> <p>Part g of this policy states; “all vehicle parking is provided within the plot and seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement;” It is suggested that this policy is amended to include the support of a proportion of on-street parking should be included in developments, as some parking on the street will be inevitable, for example by visitors, deliveries and tradespeople. If there is no properly designed, well integrated on street parking incorporated into the development this can cause issues of obstruction, such as mounting of pavements and reduced visibility. To address these issues the policy should specify that the design, location and layout of parking should avoid or minimise these issues.</p> <p>It is recommended that the explanatory text supporting is policy should</p>	<p>We believe that most of the village is classified as being within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding). Only the proximity of the River Dove and its tributaries have a higher level of flood risk.</p> <p>A major concern in the village is the narrowness of the public highways, as noted in the Plan. As such, it is not considered that any additional allowance for on-street parking should be made on the existing highways.</p> <p>It is not considered necessary to</p>	<p>Amend Policy THN 18 i) as follows: not result in water run-off that would add to or create surface water flooding <u>and incorporate, where necessary, the use of above ground open Sustainable Drainage Systems;</u></p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>mention that parking provisions will adhere to Suffolk Guidance for Parking (SGP). Pedestrian and Cycle Movements.</p> <p><u>Pedestrian and Cycle Movements</u> The mention of permeability is welcomed however THN 18 could be further enhanced by including that movements of pedestrians and cyclists should be prioritised within developments and should connect to existing footways.</p> <p>The above comments can be addressed through amendments to Policy THN 18. See recommended amendments to this policy below.</p> <p>"...proposals will be supported where they: g. produce designs, in accordance with standards, that maintain or enhance the safety of the highway network ensuring that <u>an appropriate</u> vehicle parking is provided within the plot, <u>a proportion of parking is provided on street but is well designed, located and integrated into the scheme to avoid obstruction to all highway users and visibility</u> seek always to ensure permeability through new housing areas, connecting any new development into the heart of the existing settlement, prioritising the movement of pedestrians and cyclists;... <u>m. protect and where possible enhance Public Rights of Way networks.</u>"</p>	<p>refer to car parking standards as these are already adopted by Mid Suffolk DC.</p> <p>Given the acknowledged lack of footways and ability to provide them in relation to THN 3 and THN 4, it is not considered that this is deliverable while retaining the rural village character of Thorndon.</p> <p>Noted. A major concern in the village is the narrowness of the public highways, as noted in the Plan. As such, it is not considered that any additional allowance for on-street parking should be made on the existing highways.</p> <p>Agree to including proposed criteria m.</p>	<p>Amend Policy THN 18 by adding additional criteria to the end: <u>m. protect and where possible enhance Public Rights of Way networks.</u></p>
D Wood		All around the village there are "Important Views" however the symbols do not reflect this.	The Plan has identified the most important views from public areas in the village.	None
J Wilson		Subject	Noted	None
M Atteood		Yes, BUT, again as mentioned earlier, how did the plans get through for	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		those huge houses on Thwaite Road, such an eyesore on entering THORNDON.		
P Taylor		Sub paragraph '9'-rather than "all vehicle parking" etc- should it read "all sufficient" vehicle parking"?	Disagree. The Plan seeks to not increase on-street parking on the narrow village roads.	None
	Anglian Water	Reference is made to ensuring that development proposals do not add or create surface water flooding. It is suggested that Policy TNH18 makes clear that the use of Sustainable Drainage Systems is the preferred method of surface water drainage. Paragraph 8.10 Reference is made to development proposals where appropriate providing for surface water attenuation. We would ask that the use of SuDS in development proposals make use of SuDs wherever feasible.	Noted, this is addressed in Policy THN 19	None

Policy THN 19 - Sustainable Construction Practices

	Anglian Water	We note that reference is made to development proposals demonstrating sustainable design and construction measures including water efficiency/re-use which is fully supported. Anglian Water is actively promoting increased water efficiency and water re-use as part of new residential developments. Reference is made to rainwater harvesting but not stormwater harvesting (where surface water is captured in a pond or tank) in final part of the policy. Also reference is made to grey water harvesting. It is assumed that this term is intended to refer to water recycling systems that capture and treat uses water so it can be reused which can include greywater reuse. For clarity it is suggested the term 'grey water recycling' is used. We would therefore suggest that the wording of Policy THN19 be amended as follows: 'e. incorporate sustainable design and construction.....and grey water recycling/rainwater and stormwater harvesting.'	NHP to amend wording	Amend part e. of Policy THN19 as follows: e. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey <u>water recycling</u> /rainwater <u>and stormwater</u> harvesting;
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Chapter 8 – General comments

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
J Wilson		Subject to earlier comments	Noted	None
	Mid Suffolk District Council	Para 8.10 There is a reference here to the Parish Council working with landowners and the County Council to address ditch clearing issues. A candidate for a 'Community Action' maybe to draw this out from the text?	Noted. This is not considered necessary to include in the Plan	None
Policy THN 20 - Protecting Existing Services				
	Mid Suffolk District Council	It might be helpful to include, within the policy wording, what valued facilities have been identified. This could be done simply but inserting a bulleted list as was done in the Elmsett NP (see policy EMST15)	Agree. Amend policy THN 20 to include list of existing community facilities in the village	Amend Policy THN 20 as follows: Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes), <u>including:</u> <ul style="list-style-type: none"> • <u>The Black Horse PH;</u> • <u>The Community Shop;</u> • <u>The Village Hall;</u> • <u>The Primary School;</u> will only be permitted where:
N Ferrari		Viability should not be the only criteria for retention of valued facilities and services as for example the Village shop would not be viable without unpaid volunteers manning it. As with any other business set up in the village commercial viability would be unlikely to be satisfied. Even the Church is not viable as an income stream. This needs wording more succinctly I believe.	Noted. However, lack of viability is only one of the criteria that must be demonstrated.	None
Chapter 9 – General Comments				
S Edwards		Chap 9- sorry forgot to say that the school desperately need to be able to expand should all these new houses be built. Already the lack of a school hall impacts on the range of activities the children can enjoy. The teachers are brilliant at adapting and coming up with inventive ideas but I would strongly support the ability for the school to expand and built a school hall.	Noted	None
R Edwards		9.2. Not enough adequate thinking for car park provisioning for the school and school expansion due to extra in take. They need a school	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		hall and extensions to the buildings itself.		
Chapter 10 – General Comments				
	Mid Suffolk District Council	<p>Quite Lanes As mentioned under general comments, the use of a blue box suggests that this is also a NP policy. Suffolk County Council may comment directly about quiet lane but, either way, please refrain from the blue background to avoid confusion.</p> <p>Para 10.10 We are a little confused by the construct of the second sentence. Should is say: "... but there are no bridleways ..." It also feels that this paragraph is trying to lead onto something else, a policy or a community action maybe, but there is nothing. Was there meant to be something else?</p>	Noted. The blue box will be amended.	Page 43. Amend background colour of Quiet Lanes box to provide clear distinction from Policies.
D Wood		<p>Cannot support this chapter. What does "highways will need to be modified" entail?</p> <p>The 7.5 ton weight restriction is there for a reason and understand the Agricultural exception. However transporting goods from one factory to another by means of vehicles of up to 42 tons is stretching the use of the word "agriculture"even if they are carrying baby chicks.</p>	<p>The Plan acknowledges that there might be a need for the highways authority to implement highways works to improve road conditions. The paragraph will be amended to clarify the statement.</p> <p>Noted</p>	<p>Amend last sentence of paragraph 10.7 as follows: Due to this it is highly likely that highways will need to be modified to better cope with this increase in demand and load <u>if, indeed, any modification is possible due to land ownership and other constraint.</u></p> <p>None</p>
D & H Pearson		<p>Para 10.5 We do not support the addition of further pavements as these would alter the character of the village.</p> <p>We believe other measures would be more appropriate to preserve the safety of pedestrians.</p> <p>Para 10.7 It should be borne in mind that improvement to highways tends to increase traffic speed and volume and this would reduce rather</p>	Noted. The paragraph notes that pavements "may" be required but agree that this should be a last resort.	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		than improve the safety of residents, pets and wildlife.		
J Rieder		Construction of new builds have caused extensive damage to Thwaite Road with lack of passing places. Construction traffic should be aware of narrow access and respect local area.	Noted	None
Policies Map Comments				
	Mid Suffolk District Council	The map does not extend far enough in the SE corner to show the site allocation made in THN 4. This looks like a simple cropping error.	Noted. The page will be amended	Amend page 47 (Inset Map – East) to include the whole of the Settlement Boundary.
G Madland		With regard to the Settlement Boundary, I am surprised that this does not include my C16 house and most of my plot of land. I would ask that the boundary include my plot at Town Farm.	The Settlement Boundary follows that in the Joint Local Plan consultation document – July 2019. However, it is agreed that the dwelling should be included for consistency but not the extensive plot around the dwelling, particularly given that the welling is a listed building.	Amend Policies Map to include Town Farm Farmhouse.
D Wood		As previously mentioned do not support the Local Character Area	Noted	None
D & H Pearson		Inset map east. Removal of extension to settlement boundary to exclude THN7	Noted	None
Appendices Comments				
	Mid Suffolk District Council	Appendix 1 Suggest that you many want to add a note at the top along the lines of: "The information in this appendix reflects information correct at the time of writing the Plan. Up to date information should be sought from the local planning authority, the Parish Council or appropriate statutory body." Appendix 2 Insert space between 'the' and 'following' on the first line. Page 52 • Heading missing: 'Appendix 3 – Development Design Checklist'. • See our general comment about reference here to the Conservation	Agree to some extent but the Parish Council would not necessarily be the appropriate body to ask whether a building is listed.	Amend Appendix 1 as follows: Insert the following under the title: <u>The information in this appendix reflects information correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or Historic England's National Heritage List for England.</u>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		Area and check for any other erroneous reference in the rest of table.		
General Comments				
	Water Management Alliance	Thank you for consulting the WMA on the Thorndon Neighbourhood Plan as part of the pre-submission consultation. Thorndon does not fall within the jurisdiction of any of the member Boards of the WMA, therefore we have no comments to make.	Noted	None
	Historic England	<p>Paragraph 185 of the National Planning Policy Framework (2019) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place. It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework. The government's National Planning Practice Guidance on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local nondesignated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character.</p> <p>Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of</p>	<p>It is considered that the Neighbourhood Plan is positive towards "the conservation and enjoyment of the historic environment." The Plan identifies potential non-designated heritage assets and an area of local historic character.</p> <p>The Plan does identify potential non-designated heritage assets.</p>	<p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: https://www.historicengland.org.uk/imagesbooks/publications/local-heritage-listing-advice-note-7</p> <p>The plan could also include consideration of any Grade II listed buildings or locally designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.</p> <p>We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here: https://historicengland.org.uk/advice/planning/planmaking/improve-your-neighbourhood/policy-writing/</p> <p>If you have not already done so, we would recommend that you speak to the staff at Suffolk County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway (www.heritagegateway.org.uk).</p> <p>It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages. Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: http://mycommunity.org.uk/funding-options/neighbourhood-planning/.</p>	<p>Noted</p> <p>Noted</p> <p>This advice has been received a bit late in the day given that the Plan is now at pre-submission consultation stage.</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: HE Advice Note 1 - conservation area designation, appraisal and management, and here: https://historicengland.org.uk/images-books/publications/understanding-placehistoric-area-assessments/. The funding opportunities available from Locality discussed above could also assist with having this work undertaken. The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Thorndon.</p>	Noted. The Plan does this.	None
		<p>The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place – for instance through the use of appropriate materials, and attractive design.</p>	Noted	None
		<p>Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here: https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.</p>	Policy THN 13 designates Local Green Spaces	None
		<p>You can also use the neighbourhood plan process to identify any</p>	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: http://mycommunity.org.uk/take-action/land-and-buildingassets/assets-of-community-value-right-to-bid/ .</p> <p>Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here: https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhoodplanning-toolkit/</p> <p>If you are concerned about the impact of high levels of traffic through your area, particularly in rural areas, the "Traffic in Villages" toolkit developed by Hamilton Baillie Associates in conjunction with Dorset AONB Partnership may be a useful resource to you. Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing.</p> <p>Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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		<p>about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-yourneighbourhood/. Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here: https://historicengland.org.uk/imagesbooks/publications/neighbourhood-planning-and-the-historic-environment/</p> <p>The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan: HE Advice Note 2 - making changes to heritage assets: https://historicengland.org.uk/images-books/publications/making-changes-heritageassets-advice-note-2/ HE Good Practice Advice in Planning 3 - the setting of heritage assets: https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritageassets/ If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use: HE Advice Note 3 - site allocations in local plans: https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/ We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.</p> <p>Finally, we should like to stress that this advice is based on the information provided by Thorndon Parish Council in your</p>	<p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p>

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		<p>environment at the neighbourhood level.”</p> <p>A key principle of the planning system is to promote sustainable development. Sustainable development meets our needs for housing, employment and recreation; while protecting the environment. It ensures that the right development is built in the right place, at the right time. To assist in the preparation of any document promoting sustainable development we have identified the key environmental issues within our remit that are relevant to this area and provide guidance on any actions you need to undertake. We also provide hyperlinks to where you can obtain further information, and advice, to help support your neighbourhood plan.</p> <p>Flood Risk All development proposals within the flood zone must be accompanied by a Flood Risk Assessment (FRA), or elsewhere involving sites of 1 hectare or more. The flood zone includes Flood Zones 2 and 3, as defined by the Environment Agency, and is shown on the Policies Map and Local Maps.</p> <p>Planning Practice Guidance (PPG) The Neighbourhood Plan should apply the sequential test and use a risk based approach to the location of development. The plan should be supported by the local Strategic Flood Risk Assessment (SFRA) and should use the NPPF Planning Practice Guidance (PPG). The PPG advises how planning can take account of the risks associated with flooding and coastal change in plan-making and the planning application process. The following advice could be considered when compiling the Neighbourhood Plan to ensure potential development is sequentially sited or, if at flood risk, it is designed to be safe and sustainable into the future.</p> <p>Sequential Approach The sequential approach should be applied within specific sites in order to direct development to the areas of lowest flood risk. If it isn't possible to locate all of the development in Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. If the whole site is at high risk (Flood Zone 3), an FRA should assess the flood characteristics across the site and</p>	<p>Noted</p> <p>Noted. No development is proposed within the flood zone.</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

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		<p>direct development towards those areas where the risk is lowest.</p> <p>Finished Floor Levels We strongly advise that proposals for 'more vulnerable' development should include floor levels set no lower than 300 mm above the level of any flooding that would occur in a 1% flood event (including allowances for climate change). Safe refuge should also be provided above the 0.1% flood level (including allowances for climate change). We are likely to raise an objection to development where these requirements are not achieved.</p> <p>We recommend 'less vulnerable' development also meets this requirement to minimize disruption and costs in a flood event. If this is not achievable then it is recommended that a place of refuge is provided above the 0.1% flood level (including allowances for climate change).</p> <p>Where safety is reliant on refuge it is important that the building is structurally resilient to withstand the pressures and forces (hydrostatic & hydrodynamic) associated with flood water. The LPA may need to receive supporting information and calculations to provide certainty that the buildings will be constructed to withstand these water pressures.</p> <p>Safe Access During a flood, the journey to safe, dry areas completely outside the 1% (1 in 100) annual probability flood event, including allowances for climate change, should not involve crossing areas of potentially fast flowing water. Those venturing out on foot in areas where flooding exceeds 100 millimetres or so would be at risk from a wide range of hazards, including, for example; unmarked drops, or access chambers where the cover has been swept away. Safe access and egress routes should be assessed in accordance with the guidance document 'FD2320 (Flood Risk Assessment Guidance for New Developments)'.</p> <p>Emergency Flood Plan Where safe access cannot be achieved, or if the development would be at residual risk of flooding in a breach of any defences, an emergency flood plan that deals with matters of evacuation and refuge should demonstrate that people will not be exposed to flood hazards. As stated above refuge should ideally be located 300mm above the</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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		<p>0.1% AEP flood level including allowances for climate change. An emergency flood plan should be submitted as part of a FRA for any new development and it will be important to ensure emergency planning considerations and requirements are used to inform it.</p> <p>Flood Resilience / Resistance Measures To minimise the disruption and cost implications of a flood event we encourage development to incorporate flood resilience/resistance measures up to the extreme 0.1% AEP climate change flood level. Information on preparing property for flooding can be found in the documents 'Improving the Flood performance of new buildings' and 'Prepare your property for flooding'.</p> <p>Increases in Built Footprint (excluding open coast situations) When developing in areas at risk of flooding consideration should be given to preventing the loss of floodplain storage. Any increase in built footprint within the 1% AEP, including allowances for climate change, flood extent will need to be directly compensated for to prevent a loss of floodplain storage. If there are no available areas for compensation above the design flood level and compensation will not be possible then a calculation of the offsite flood risk impacts will need to be undertaken. If this shows significant offsite impacts then no increases in built footprint will be allowed. Further guidance on the provision of compensatory flood storage is provided in section A3.3.10 of the CIRIA document C624.</p> <p>Climate Change The Environment Agency guidance 'Flood risk assessments: climate change allowances' should be used to inform the spatial distribution of growth and the requirements of Flood Risk Assessments (FRA) for individual applications.</p> <p>The National Planning Practice Guidance provides advice on what is considered to be the lifetime of the development in the context of flood risk and coastal change. The 'Flood risk assessments: climate change allowances' guidance provides allowances for future sea level rise, wave height and wind speed to help planners, developers and their advisors to understand likely impact of climate change on coastal flood risk. It also provides peak river flow and peak rainfall intensity allowances to</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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		<p>help planners understand likely impact of climate change on river and surface water flood risk.</p> <p>For some development types and locations, it is important to assess a range of risk using more than one allowance. Please refer to this guidance. https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances. This advice updates previous climate change allowances to support NPPF and may result in flood extents being greater than they have been in the past. This does not mean our flood map for planning has changed, as these maps do not consider climate change, but fluvial flood maps that may have been produced as part of SFRAs and other flood risk studies may be out of date. FRAs submitted in support of new development will need to consider the latest climate change allowances.</p> <p>Flood Modelling The River Dove which runs through the Neighbourhood Plan area has been modelled, therefore flood levels are available from the Environment Agency.</p> <p>JFLOW Modelling Some of the non-main rivers in the neighbourhood plan area are in areas of JFLOW which are flood zones produced from basic national generalised flood modelling data. The Environment Agency has not undertaken detailed modelling at these locations (with the exception of flood extents derived from JFLOW) and therefore, has no flood level data available.</p> <p>JFLOW outputs are not suitable for detailed decision making. Normally, in these circumstances, an FRA will need to undertake a modelling exercise in order to derive flood levels and extents, both with and without allowances for climate change, for the watercourse, in order to inform the design for the site. Without this information, the risk to the development from fluvial flooding associated with the ordinary watercourse is unknown.</p> <p>Modelling is required to accurately establish the risk to the proposed development in terms of potential depths and locations of flooding. The watercourse should be modelled in a range of return period events,</p>	<p>Noted. No development is proposed within the flood zone.</p> <p>Noted</p>	<p>None</p> <p>None</p>

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		<p>including the 1 in 20, 1 in 100 and 1 in 1000 year events, both with and without the addition of climate change. The flood levels on the development site should be determined and compared to a topographic site survey to determine the flood depths and extents across the site.</p> <p>Environmental Permit for Flood Risk Activities An environmental permit for flood risk activities may be required for work in, under, over or within 8 metres (m) from a fluvial main river and from any flood defence structure or culvert or 16m from a tidal main river and from any flood defence structure or culvert. Application forms and further information can be found at: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits. Anyone carrying out these activities without a permit where one is required, is breaking the law.</p> <p>The Neighbourhood Plan should consider this when allocating development sites adjacent to a 'main river'. A permit may be required and restrictions imposed upon the work as a result in order to ensure the development does not have a detrimental impact upon the environment and flood risk.</p>	<p>Noted. No development is proposed within the flood zone.</p>	<p>None</p>
	<p>Mid Suffolk District Council</p>	<p>General Comments</p> <ul style="list-style-type: none"> • Ensure that policy text boxes are a distinct / separate colour from other coloured boxes, especially the NPPF quote on page 11. The latter is not a policy of this Neighbourhood Plan and nor should that be implied. • The layout alternates between full page width and double column text. We suggest using one or other for consistency. The issue is highlighted on page 38 where the two para's sit awkwardly in relation to the flood map and policy. • There are many similarities between this and other NPs. We have no issue with that, but a general check should be undertaken to ensure that no erroneous reference have crept in by mistake. For example, there are reference to 'the conservation area' in policy THN 16b) and in the first row under the Architectural Details and Contemporary Design section in the table on page 53. As there is no Conservation Area in Thorndon, do you mean Special Character Area? 	<p>Noted. This will be amended.</p> <p>This will be reviewed.</p> <p>Noted. The Plan will be reviewed accordingly and amendments recorded in the Schedule of Modifications.</p>	<p>Amend colour of text box following paragraph 3.1 to be clearly different to policy boxes.</p> <p>Review column layouts of document.</p> <p>See Schedule of Modifications</p>

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		<p>Para 1.8 The last sentence refers to separate community actions. Qstn: Are there any? [See also our comment re paragraph 8.10 below]</p> <p>Map 3 Suggest rotating counterclockwise so north points to the top of the page.</p> <p>Para 3.9 A reminder that while there is no legal requirement to examine a Neighbourhood Plan (NP) against emerging policy, Planning Practice Guidance advises that the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which the NP is tested and, that conformity with emerging plans can extend the life of NP's, providing this does not result in conflict with adopted policies.</p> <p>Para 5.3 & Policies Map We note the promotion of an alternate settlement boundary (to accommodate new site allocations made in this plan) and see no reason why that cannot also be adopted in the Joint Local Plan, subject to our own on-going assessments of future housing requirements.</p>	<p>Noted. References to community actions will be deleted.</p> <p>The position on the page reflects how it was originally published in the Mid Suffolk Local Plan.</p> <p>Noted. The Plan gives appropriate weight to the status of the emerging Joint Local Plan.</p> <p>Noted. It would be disappointing if further allocations to those identified in the Neighbourhood Plan were made in the Joint Local Plan.</p>	<p>Amend paragraph 1.8 by deleting the following sentences: In addition to the planning policies, the Neighbourhood Plan contains Community Actions which, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during the community engagement. The community actions are identified separately from the planning policies to avoid confusion.</p> <p>None</p> <p>None</p> <p>None</p>
	Suffolk County Council	Thank you for consulting Suffolk County Council (SCC) on the Pre-Submission version of the Thorndon Neighbourhood Plan. SCC is not a plan making authority, except for minerals and waste. However, it is a	Noted	None

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		<p>fundamental part of the planning system being responsible for matters including: - Archaeology - Education - Fire and Rescue - Flooding - Health and Wellbeing - Libraries - Minerals and Waste - Natural Environment - Public Rights of Way - Transport This response, as with all those comments which SCC makes on emerging planning policies and allocations, will focus on matters relating to those services. Suffolk County Council is supportive of the vision for the Parish. In this letter we aim to highlight potential issues and opportunities in the plan and are happy to discuss anything that is raised. Where amendments to the plan are suggested added text will be in italics and deleted text will be in strikethrough.</p> <p><u>Archaeology</u> The County Council welcomes the archaeological references within paragraph 8.1, and throughout the Neighbourhood Plan. Whilst not essential, it is suggested that there could be the inclusion of the following points, to provide further background information;</p> <p>In paragraph 2.1, there could be mention of the Suffolk Historic Environment Record containing 57 entries for Thorndon relating to archaeological remains in the parish. The parish spans the valley of a tributary of the River Dove, which is favourable for early occupation, and finds of Prehistoric, Roman and Saxon date are recorded.</p> <p>Paragraph 6.9 could mention that Suffolk County Council Archaeological Service (SCCAS) have previously advised archaeological conditions to secure a programme of archaeological work on site THN3.</p> <p>In paragraph 6.17, there could be mention that the site lies along the edge of the historic edge of Standwell or Thorndon Green, and archaeological remains relating to early occupation may be present. An archaeological condition on any consent to secure a programme of archaeological work would be appropriate.</p>	<p>Noted.</p> <p>Agree. Amend paragraph 2.1 accordingly.</p> <p>Noted. This is not considered necessary for inclusion given the site has planning consent.</p> <p>Agreed, but it is considered more appropriate to amend paragraph 6.16.</p>	<p>None</p> <p>Amend paragraph 2.1 by adding the following to the end: <u>The Suffolk Historic Environment Record containing 57 entries for Thorndon relating to archaeological remains in the parish. The parish spans the valley of a tributary of the River Dove, which is favourable for early occupation, and finds of Prehistoric, Roman and Saxon date are recorded.</u></p> <p>None</p> <p>Amend paragraph 6.16 by adding the following to the end: <u>The site lies along the edge of the historic edge of Standwell or Thorndon Green, and archaeological</u></p>

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		<p><u>Education Early Years Care</u> Thorndon is in the Eye ward, where, with approved planning applications, there is a deficit of -21 Full Time Equivalent places. 100 dwellings would create the need to provide for an additional nine places. These additional places would be part of the Early Years strategy for a new provision in Eye.</p> <p><u>Primary Education</u> The primary school provision is Thorndon CEVC Primary School with a capacity of 84 places, however for planning purposes 95% capacity is used, making the available places 80. As of March 2020, the school has a pupil count of 66. The site allocated in Policy THN3 for the Kerrison Centre already has planning permissions, and therefore has already been factored into the educational needs forecasts. Based on all known development proposals, and taking account of the Thorndon Neighbourhood Plan proposals, there is expected to be no deficit of places beyond 2023/24 based on the 95% capacity. Therefore, there is sufficient capacity at the primary school to accommodate the proposed growth.</p> <p><u>Secondary Education</u> Hartismere High School is the secondary education provider, with a net capacity of 944, however for planning purposes 95% capacity is used, making a capacity of 897 places. The number of pupils emanating from proposed development means the school is currently forecast to exceed the 95% capacity. A high-level feasibility study has been completed which indicates that the accommodation can expand beyond the net capacity of 814 on the existing site. This project has been included in the draft Infrastructure Delivery Plan accompanying the draft Joint Local Plan.</p> <p><u>Fire and Rescue</u></p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p><u>remains relating to early occupation may be present. An archaeological condition on any consent to secure a programme of archaeological work would be appropriate.</u></p> <p>None</p> <p>None</p> <p>None</p>

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		<p>The Suffolk Fire and Rescue Service has considered the plan and are of the opinion that, given the level of growth proposal, we do not envisage service provision will need to be made to mitigate the impact. https://heritage.suffolk.gov.uk/</p> <p>It is requested that any new proposal regarding build for access or water for firefighting provision is submitted to the Suffolk Fire and Rescue Service via the normal consultation process.</p> <p><u>Flooding</u> It is recommended that the Neighbourhood Plan should list all types of flood risk to the village, which are pluvial (surface water flooding) and fluvial (flooding from rivers and the sea). Most of the village is at medium risk of fluvial flooding.</p> <p>It is suggested that Policy THN18 part i) is amended to read: “ not result in water run-off that would add to or create surface water flooding; and shall include the use of above ground open Sustainable Drainage Systems (SuDS), which could include wetland and other water features, which can help reduce flood risk whilst offering other benefits including water quality, amenity/recreational areas and biodiversity benefits”</p> <p><u>Health and Wellbeing Ageing population</u> The Neighbourhood Plan states that Thorndon has an “ageing population with many being over 60 years old” however, does little to meet the needs of these residents. Whilst the Neighbourhood Plan does include support for the building of bungalows in Policy THN9, it is recommended that there should be specific mention of support of adaptable homes built to the M4(2) Standard.</p>	<p>Noted. This is a matter that is dealt with under the procedures for dealing with planning applications and not relevant for inclusion in the Neighbourhood Plan.</p> <p>We believe that most of the village is classified as being within Flood Zone 1 (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding). Only the proximity of the River Dove and its tributaries have a higher level of flood risk.</p> <p>Agree that the policy should be amended but that not all the text is necessary for inclusion in the policy.</p> <p>The Government introduced national technical standards for housing in 2015. A Written Ministerial Statement (2015) explains that neighbourhood plans should not set out any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings.</p>	<p>None</p> <p>None</p> <p>Amend Policy THN 18 i) as follows: not result in water run-off that would add to or create surface water flooding <u>and incorporate, where necessary, the use of above ground open Sustainable Drainage Systems;</u></p> <p>None</p>

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		<p>As stated in the Housing Mix section, many of the residents feel the need for more smaller one- and two-bedroom houses, therefore it is recommended that they should be built to be a home that will service the needs for a lifetime. There could also be considerations for the needs of residents who suffer from dementia, and the potential for making Thorndon a “Dementia-Friendly Village”. The Royal Town Planning Institute has guidance on Town Planning and Dementia , which may be helpful in informing policies. The Waveney Local Plan contains a good example of a “designing for dementia” policy.</p> <p><u>Active Travel</u> The County Council welcomes the mentions of cycle storage in Policies THN10 and THN18, and access by cycling and walking discussed in the public rights of way paragraphs and in Policy THN20. The mention of permeability in housing developments, in design considerations Policy THN18 part g, is welcomed, as this can help to encourage more walking and cycling around a village and community. The shift towards more sustainable modes of transport is greatly encouraged, as this can lead to improved health with an increase in physical activity. Modal shift can also help to reduce traffic and congestion on roads, which therefore leads to a reduction in emissions and improves air quality.</p> <p><u>Green Spaces and Facilities</u> The provision of the five designated Local Green Spaces in the Neighbourhood Plan is welcomed. There are proven links between access to green outdoor spaces and the improvements to both physical and mental health and wellbeing for the population as a whole, including increasing the quality of life for the elderly, working age adults, and for children. It is therefore suggested that paragraph 7.7 could include reference to the health and wellbeing benefits that can be gained from access to pleasant outdoor areas. Physical and mental health benefits can also be improved by increased access to the countryside, which is discussed further in the Public Rights of Way Section. The Community Services and Facilities section is welcome, with the importance of reducing social isolation in the community, by protecting the existing services and facilities in Policy THN20. Having access to a range of facilities can also help with mental and physical health and wellbeing, by creating a sense of community spirit and a</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p>	<p>None</p> <p>None</p> <p>None</p>

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		<p>support network.</p> <p><u>Minerals and Waste</u> SCC is the minerals and waste authority in Suffolk. Meaning, that the County Council is responsible for making local plans and making planning decisions with regards to minerals and waste facilities. The current planning documents are the Minerals Core Strategy and the Waste Core Strategy. It is expected that these documents will be replaced this year by the Suffolk Minerals and Waste Local Plan (SMWLP).</p> <p><u>Minerals Resources Safeguarding</u> The Minerals Core Strategy and SMWLP include policies which safeguard minerals resources from being made inaccessible (sterilised) by development. In Suffolk mineral resources are mainly sand and gravel. Locations of resources are shown through the Minerals Consultation Area (MCA). The current MCA does not cover the built-up area of the village, however the MCA in the SMWLP is expanded and does cover areas of the village. However, as the sites in the Neighbourhood Plan are small and close to the existing built up area of Thorndon, it is not expected the proposals in the Neighbourhood Plan would cause any minerals safeguarding issues.</p> <p><u>Minerals and Waste Facilities Safeguarding</u> Both the current planning documents and emerging SMWLP contain policies which protect existing waste and mineral extraction facilities. It is not expected that the proposals in the Neighbourhood Plan would raise any facilities safeguarding issues.</p> <p><u>Natural Environment</u> The Neighbourhood Plan states that the designated Area of Local Landscape Sensitivity has been refined to follow established field boundaries (paragraph 7.5). However, there does not appear to be any evidence to explain why this has been changed and why the boundary has been extended to the road. To ensure that the policies relating to the Area of Local Landscape Sensitivity are robust, this evidence should be clearly referenced.</p> <p><u>Local Green Spaces</u></p>	<p>Noted</p> <p>Noted</p> <p>None</p> <p>A separate assessment accompanies the Submission version of the Plan.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p>

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		<p>The County Council is welcome of Policy THN13 in principle, to designate and protect Local Green Spaces, as accessible green spaces can be beneficial to public health and wellbeing. However, the Neighbourhood Plan states that “A separate Local Green Space Appraisal has been undertaken” however this did not seem to be available during the consultation.</p> <p><u>Biodiversity</u> The County Council welcomes the references to biodiversity within the plan, and the detail provided for the protection and enhancement of networks in Policy THN14. SCC is supportive of biodiversity policies as part of the ongoing work for the Greenest County Initiative.</p> <p><u>Thorndon Special Character Area</u> It is suggested that the Special Character sections of the Neighbourhood Plan, and in particular Policy THN17, should define and explain what the special characteristics are and why they should be protected, or reference the evidence that details this in the explanatory text of the policy.</p> <p><u>Important views</u> Objective 4 states; “Protect and enhance the local landscape and significant views”. These are highlighted on the Policy Map and in Policies THN16 and THN18, however it would be beneficial if the evidence base that shows these views and describes their special characteristics was referenced in the explanatory text in the plan. A Landscape Appraisal is referred to on p34 and p37, however there appears to be no such document in the appendices or as supporting document on the Parish Council Website.</p> <p><u>Public Rights of Way</u> The County Council suggests that the Neighbourhood Plan should have mention of the Mid Suffolk Footpath in Section 2: Thorndon Past and Present. This route is depicted on O.S. Maps and provides a popular prompted long-distance walking trail, which runs through Thorndon, on its route from Hoxne to Stowmarket.</p>	<p>The Local Green Spaces Assessment accompanies the Submission version of the Plan.</p> <p>Noted</p> <p>Noted. It is considered that paragraph 8.5 identifies the attributes of this area which, combined, identify the special qualities of the area.</p> <p>Noted. Reference to the Landscape Appraisal is an error in the Plan but an appraisal of the important views accompanies the Submission version of the Plan.</p> <p>Noted. However, it is considered that the best place for mention of the route would be in paragraph 10.10</p>	<p>None</p> <p>None</p> <p>None</p> <p>Amend criterion c of Policy THN 16 as follows: contribute to the village’s local distinctiveness, built form and scale of its heritage assets, as described in the <u>AECOM Design Guidelines Landscape Appraisal and Built Character Assessment</u>, through the use of appropriate design and materials;</p> <p>Amend paragraph 10.10 by inserting the following sentence after the second sentence: <u>The Mid Suffolk Footpath, which runs from Hoxne to Stowmarket, passes through the village.</u></p>

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		<p><u>Sustainable Modes of Travel</u></p> <p>The reliance of car usage is high in Thorndon, due to the isolated and rural nature of the village. Whilst this is unavoidable, there should be encouragement to shift to more sustainable modes of transport for short journeys, such as walking and cycling, which can help to lead to reductions in carbon emissions, as well as the health and wellbeing benefits, including a reduction of obesity. Policies THN10 and THN18 include cycle storage provisions, which is welcome.</p> <p>The aspirations for Quiet Lanes (p43) is acknowledged. SCC currently has no plans or funding to expand the provisions of quiet lanes within Suffolk, however if groups (such as parish councils) can identify funding to carry out works required to establish a quiet lane then it may be possible.</p> <p>There are criteria for the designation of a Quiet Lane, where a speed and volume survey need to show low speeds and little use. Quiet Lanes are not traffic calming or speed reducing measures, they are to advise drivers of the likelihood of walkers, cyclists and equestrians.</p> <p>SCC supports the provision of electric vehicle charging points, as mentioned in Policy THN18.</p> <p>General 6.24 – Typo: “...followed by three-bedroom and four <u>of</u> or more bedrooms”</p> <p>Policy THN18: Design Considerations: There appears to be a word missing, probably “secure”. “...contribute to a high quality, safe and environment.”</p>	<p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Noted</p> <p>Agree. Plan will be amended</p> <p>Noted. The word missing is “sustainable”. Policy will be amended.</p>	<p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>Amend second sentence of paragraph 6.24 as follows: “.....followed by three-bedroom and four of <u>or</u> more bedrooms both requiring 29% with the remainder being one-bedroomed homes.”</p> <p>Amend first sentence of Policy THN 18 as follows: Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and <u>sustainable</u> environment.</p>

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>Appendix 3 is referred to in the Neighbourhood Plan, however it does not appear in the Appendices. There is a checklist on p52 without a title or heading identifying what information is being displayed, which is assumed to be Appendix 3.</p> <p>I hope that these comments are helpful. SCC is always willing to discuss issues or queries you may have. Some of these issues may be addressed by the SCC's Neighbourhood Planning Guidance, which contains information relating to County Council service areas and links to other potentially helpful resources. The guidance can be accessed here: Suffolk County Council Neighbourhood Planning Guidance. If there is anything I have raised you would like to discuss, please use my contact information at the top of this letter.</p>	Agree. As noted above, Appendix 3 and the title should be inserted.	Amend Page 52 as follows: Appendix 3 – Development Design Checklist Source: AECOM Design Guidelines
L Barry & H Dyke		Overall a good in depth plan	Thank you	None
R Jenkins		All very well done with thanks to all concerned	Thank you	None
R Moore		<p>Settlement boundary extended outside of its present position to increase the size of the village rather than infill when the village would basically move towards a small town. With houses coming into close proximity with each other.</p> <p>We have no problem with what is planned at the moment but further infill would need to be considered to reduce the village becoming a town as per my previous point.</p> <p>With this in mind I would like to put forward land that we own to the rear of our property that is just outside the current settlement boundary that may be considered for planning with a shift of the settlement boundary.</p>	Noted. The Neighbourhood Plan seeks to provide a level of detail that the Local Plan will not provide and to provide certainty over the Plan period against speculative planning proposals.	None
N Ferrari		Where is the Title of the tables on pages 52 and 53. Presumably this is Appendix 3	Agree. Appendix 3 and the title should be inserted.	Amend Page 52 as follows: Appendix 3 – Development Design Checklist Source: AECOM Design Guidelines

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
D Wood		An extremely well written and presented document. My main concern is the use of the word "exceptional" when discussing planning restrictions and the introduction of an area within the village which will be treated differently to the remainder of the village.	Noted and Thank you	None
J Aldous		I have lived in Thorndon for 75years and it has never stopped changing and you cannot stop progress just keep it in order	Noted	None
S Edwards		Well done to everyone involved in the Neighbourhood plan. A great piece of work ensuring all have the ability to get involved in planning the further development of Thorndon.	Thank you	None
M Ravenhill		This Draft Neighbourhood Plan is, a plan that will sustain the village of Thorndon as a village whilst contributing to the overall need for additional housing units nationally. It is sustainable and in keeping with the rural nature of the village.	Thank you	None
S Page		The amenity land at Kerrisons needs to be protected so that this cannot be built on, which is a real risk considering the current trustees attitude to their assets. It might be an idea to register this parcel of land as an Asset of Community Value.	The green space is proposed to be protected as Local Green Space where development would not be permitted.	None
A Page		The village should be left alone. We moved here as its a village not a town. As did the majority of the residents, thereby the village should retain its character. Travel for some of the residents is a problem, and therefore making it difficult to financially prosper. Kerrisons should still be an educational location, as per the objectives of the trust. Its the fear of the village the field will be lost to housing in many years. The site should be retained for educational purposes even if for the local school.	Noted. The Neighbourhood Plan seeks to provide a level of detail that the Local Plan will not provide and to provide certainty over the Plan period against speculative planning proposals.	None
D & H Pearson		Well done for a thoroughly professional presentation. A credit to all concerned.	Thank you	None
J Wilson		Consideration should be given to the extension of the village settlement boundary to encompass the dwellings in Clint Road that were historical situated in the Brackenham settlement.	The extension of the Settlement Boundary as suggested would open up the land in between to development, which would have a detrimental impact on the village	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
T Dealhoy		I think in the main that the proposed plan is a detailed and well considered document that will help ensure the viable future of Thorndon and maintain the village as a special place to live. I would like to commend those that had a hand in its drafting.	Thank you	None
S Croucher		Consultation has been well handled	Thank you	None
M Atteood		A big 'pat on the back' to you all involved in putting this all together MAA	Thank you	None
S Marshall		WE NEED TO PRESERVE + IMPROVE FACILITIES FOR CHILDREN + YOUNG PEOPLE MAYBE SOME KIND OF YOUTH CLUB? WE MUST KEEP BUS SYSTEM IN PLACE WE NEED AFFORDABLE SOCIAL HOUSING THAT YOUNG PEOPLE CAN AFFORD TO LIVE IN THE VILLAGE	Noted	None
E Power		It has been well put together & I suggest probably has the approval of most, if not all, in the village.	Thank you	None
P Taylor		My only comment is centred around vehicles and parking in the main roads of Thorndon and the affect that the number of cars parked on the road have on the right of way of pedestrians and grass verges caused by through traffic.	Noted. The Plan is seeking to resist any further parking on the highway through the adequate provision of on-site parking.	None
J Rieder		Comprehensive and well put together document.	Thank you	None
	National Grid	Pre-Submission Consultation on the Draft Thorndon Neighbourhood Plan Representations on behalf of National Grid National Grid has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network	Noted	None

Name	Group / Organisation	Comments (as submitted)	Neighbourhood Plan Response	Changes made to Plan
		<p>operators, so it can reach homes and businesses. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Response We have reviewed the above document and can confirm that National Grid has no comments to make in response to this consultation. Further Advice National Grid is happy to provide advice and guidance to the Council concerning their networks. Please see attached information outlining further guidance on development close to National Grid assets. If we can be of any assistance to you in providing informal comments in confidence during your policy development, please do not hesitate to contact us. To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect their assets. Please remember to consult National Grid on any Development Plan Document (DPD) or site-specific proposals that could affect National Grid's assets.</p>		

Appendix 9 - Schedule of Proposed Changes to Pre-Submission Consultation Plan following the Regulation 14 Pre-Submission Consultation Stage

Deletions are struck through eg ~~deletion~~ Additions are underlined eg addition

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
Whole document		Review column layout for consistency	In response to comments
Cover		Insert and amend as follows: Pre-Submission Draft <u>January May 2020</u>	To bring the Plan up-to-date
4	Diagram	Amend diagram to show Plan is at Submission stage and amend dates. Add the following below the diagram: <u>* At the time of submitting this Plan to Mid Suffolk District Council. Due to Covid-19 restrictions the Government have stopped any Referendums taking place until May 2021.</u>	To bring the Plan up-to-date
4	1.6	Amend as follows: This <u>document</u> is the first draft of the Submission Draft Neighbourhood Plan, known as the "Pre-Submission Plan", which is being consulted on for a period of six weeks. At the end of the consultation, comments received will be reviewed and any necessary amendments to the Plan will be made ahead of it being submitted to Mid Suffolk District Council. The Plan was subject to public consultation between Saturday 15th February 2020 to Monday 30th March 2020 (inclusive). Following that consultation, amendments have been made in response to comments received and the Plan has been brought up-to-date. It has now been submitted to Mid Suffolk District Council for further consultation and then examination by an independent examiner. Following the examination, and subject to the examiner and District Council's approval, a referendum of residents will be held to vote on whether the Plan should be used by Mid Suffolk District Council when deciding planning applications.	To bring the Plan up-to-date
6	1.8	Amend paragraph 1.8 by deleting the following sentences: In addition to the planning policies, the Neighbourhood Plan contains Community Actions which, although they do not form part of the development plan, identify local initiatives that address issues and concerns raised during the community engagement. The community actions are identified separately from the planning policies to avoid confusion.	In response to comments
7	Para 1.14	Amend first sentence as follows: <u>As well as the consultation on the Neighbourhood Plan itself, a</u> A-number of public consultation	To bring the Plan up-to-date

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
9	2.1	Amend paragraph 2.1 by adding the following to the end: <u>The Suffolk Historic Environment Record containing 57 entries for Thorndon relating to archaeological remains in the parish. The parish spans the valley of a tributary of the River Dove, which is favourable for early occupation, and finds of Prehistoric, Roman and Saxon date are recorded.</u>	In response to comments
11	NNPF quote	Amend colour of box so as not to conflict with policies colour	In response to comments
14	Objectives	Amend text under heading as follows: The Objectives of the Plan have been developed in order to deliver the vision. Each Objective has informed and guided the content of the planning policies and community actions that follow.	Factual correction
14	Transport Objectives	Add additional objective as follows: <u>11. Maintain and enhance transport services for those with limited car access</u>	In response to comments
19	6.8	Amend last sentence of paragraph 6.8 as follows. As at 1 December 2019 the planning permission had not been issued. <u>The planning permission was issued in December 2019.</u>	To bring the Plan up-to-date
19	Policy THN 3	Amend as follows: A site of 1.22 hectares at the former Kerrison Centre, as identified on the Policies Map, is allocated for approximately 22 20 dwellings including 35% affordable dwellings, subject to proposals meeting the following requirements: c) the provision of an access path to the Local Green Space to the east identified in Policy THN 42 <u>13</u> .	Factual corrections
21	Policy THN 5	Amend Policy THN 5 i as follows: i include at least two dwellings with <u>a maximum of two</u> bedrooms;	In response to comments
22	Para 6.16	Amend paragraph 6.16 by adding the following to the end: <u>The site lies along the edge of the historic edge of Standwell or Thorndon Green, and archaeological remains relating to early occupation may be present. An archaeological condition on any consent to secure a programme of archaeological work would be appropriate.</u>	In response to comments

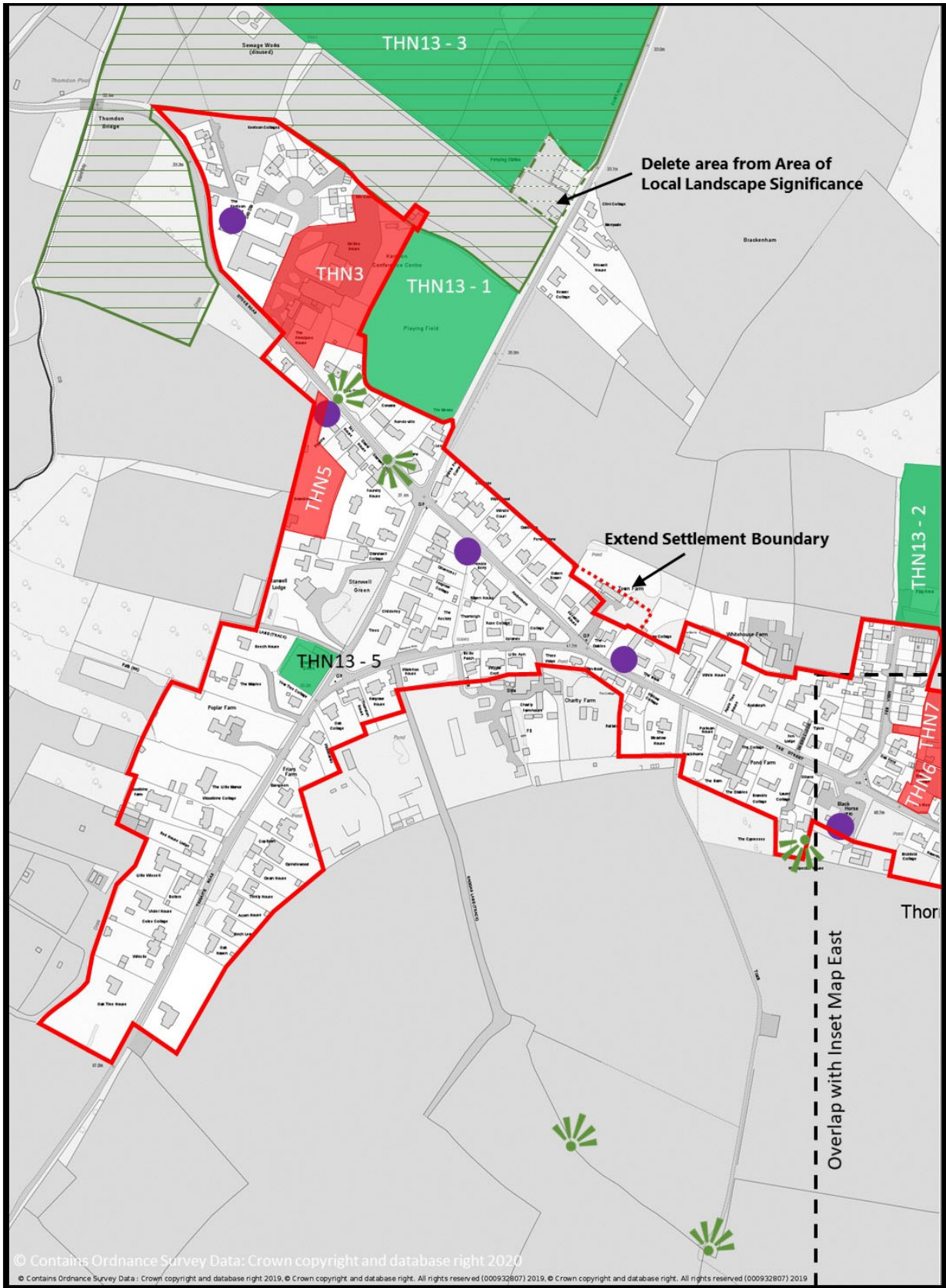
Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
22	Policy THN 6	Amend criterion ii of Policy THN 6 as follows: ii provide a new vehicular access from The Street which should enable a link to land to the north (Policy THN5 THN 7); and	Factual correction
22	Map 7	Amend Map 7 to annotate trees/hedgerows and to use different colour boundary for adjoining site.	In response to comments
23	Policy THN 7	Amend criterion ii of Policy THN 7 as follows: 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 THN6); and <u>iv. protects the existing Public Rights of Way in Fen View</u>	Factual correction In response to comments
23	Map 8	Amend Map 8 to annotate trees/hedgerows and to use different colour boundary for adjoining site.	In response to comments
25	Policy THN 8	Amend the first sentence of paragraph three of the policy as follows: To be acceptable, proposals should demonstrate that a local need exists which cannot <u>otherwise</u> be met by applying planning policy for the provision of affordable homes in association with market housing.	To make the policy consistent with recently examined Plans in Mid Suffolk
26	Para 6.24	Amend second sentence of paragraph 6.24 as follows: ".....followed by three-bedroom and four of <u>or</u> more bedrooms both requiring 29% with the remainder being one-bedroomed homes."	Factual correction
26	Policy THN 9	Amend Policy THN 9 as follows: In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of two-bedroomed homes (<u>at least 34%</u>) within the scheme, unless it can be demonstrated that:.....	In response to comments
29	Para 7.4	Amend paragraph 7.4 as follows:	In response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		The Mid Suffolk Local Plan identifies a Special Landscape Area covering the River Dove Valley north from the village to the River Waveney. However, that designation is not set to be continued in the Joint Local Plan and therefore, recognising the importance of this area, an assessment of the continuing importance of this area has been undertaken including its boundaries. <u>This is available on the Neighbourhood Plan pages of the Thorndon Parish Council website.</u> In doing so, there has been regard to the Eye Neighbourhood Plan which is continuing the designation of the Special Landscape Area to the north of the village.	
29	Map 9	Amend Map 9 to remove properties west of Clint Road from Area of Local Landscape Value.	In response to comments
29	Policy THN 11	Amend Policy THN 11 as follows: Development proposals in the Area of Local Landscape Sensitivity, as identified <u>on Map 9 and the Policies Map</u> , will be permitted where they:....	In response to comments
31	Para 7.11	Insert new sentence after first sentence of paragraph 7.11 as follows: <u>The River Dove runs along the neighbourhood plan boundary and the corridor should be protected for the benefits of wildlife.</u>	In response to comments
32	Policy THN 14	Amend first sentence of Policy THN 14 as follows: 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. <u>Development within 10 metres of the River Dove will not be supported.</u>	In response to comments
33	Policy THN 15	Amend first paragraph of Policy THN 15 as follows: The retention and protection of buildings of local significance, including buildings, structures, features and gardens of local interest and as identified <u>in Appendix 2 and on the Policies Map</u> , will be secured. Amend second paragraph of Policy THN 15 as follows: 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 <u>to enable a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset together with an explanation of the wider public benefits of the proposal.</u>	In response to comments
34	Policy THN 16	Amend criterion c of Policy THN 16 as follows: contribute to the village's local distinctiveness, built form and scale of its heritage assets, as	In response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		described in the <u>AECOM Design Guidelines Landscape Appraisal and Built Character Assessment</u> , through the use of appropriate design and materials;	
37	Policy THN 18	<p>Amend first sentence of Policy THN 18 as follows: Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan area and create and contribute to a high quality, safe and <u>sustainable</u> environment.</p> <p>Amend second sentence of Policy THN 18 as follows: Planning applications should, as appropriate to the proposal, demonstrate how they satisfy the requirement of the Development Design Checklist in Appendix 3 of the Plan and <u>take account of the AECOM Design Guidelines for Thorndon</u>, as appropriate to the proposal.</p> <p>Amend third sentence of Policy THN 18 as follows: In addition, proposals will <u>also</u> be supported where they:</p> <p>Amend Policy part d. ii of Policy THN 18 as follows: ii. important landscape characteristics including trees and ancient hedgerows and other prominent topographical features <u>as identified in the AECOM Design Guidelines</u>; as set out in the Landscape Appraisal;</p> <p>Amend Policy THN 18 d. iii as follows: iii. <u>key features</u> of identified important views into, out of, or within the village as identified on the Policies Map;</p> <p>Amend Policy THN 18 i) as follows: not result in water run-off that would add to or create surface water flooding <u>and incorporate, where necessary, the use of above ground open Sustainable Drainage Systems</u>;</p> <p>Add additional criteria to the end: <u>m. protect and where possible enhance Public Rights of Way networks.</u></p>	In response to comments
38	Policy THN 19	Amend part e. of Policy THN19 as follows: e. incorporate sustainable design and construction measures and energy efficiency measures including, where feasible, ground/air source heat pumps, solar panels and grey <u>water recycling/rainwater and stormwater</u> harvesting;	In response to comments
41	Policy THN 20	Amend Policy THN 20 as follows:	In response to comments

Page in Pre-Submission Consultation Plan	Para No / Policy in Pre-Submission Consultation Plan	Modification	Reason
		Proposals that would result in the loss of valued facilities or services which support a local community (or premises last used for such purposes), <u>including</u> : <ul style="list-style-type: none"> • <u>The Black Horse PH;</u> • <u>The Community Shop;</u> • <u>The Village Hall;</u> • <u>The Primary School;</u> will only be permitted where:	
42	Objectives	Add additional objective as follows: <u>11. Maintain and enhance transport services for those with limited car access</u>	In response to comments
43	Para 10.7	Amend last sentence of paragraph 10.7 as follows: Due to this it is highly likely that highways will need to be modified to better cope with this increase in demand and <u>load if, indeed, any modification is possible due to land ownership and other constraint.</u>	In response to comments
43	Quiet Lanes box	Amend the background colour to avoid confusion with Policy colour	In response to comments
43	Para 10.10	Amend paragraph 10.10 by inserting the following sentence after the second sentence: <u>The Mid Suffolk Footpath, which runs from Hoxne to Stowmarket, passes through the village.</u>	In response to comments
46	Inset Map – West	Amend Inset Map to include Town Farm Farmhouse, and exclude properties on Clint Road from area of Local Landscape Sensitivity, as illustrated below.	In response to comments
47	Inset Map - East	Amend map coverage to include whole of the Settlement Boundary	In response to comments
50	Appendix 1	Insert the following under the title: <u>The information in this appendix reflects information correct at the time of writing the Plan. Up to date information should be sought from the local planning authority or Historic England's National Heritage List for England.</u>	In response to comments
52	Appendix 3	Insert the following title: <u>Appendix 3 – Development Design Checklist</u> <u>Source: AECOM Design Guidelines</u>	In response to comments

Inset Map West amendments





THORNDON NEIGHBOURHOOD PLAN 2018 - 2036