



THORNDON NEIGHBOURHOOD PLAN

2018 - 2036

Referendum Plan 2021
Thorndon Parish Council

Prepared by the Neighbourhood Plan Steering Group:

- **Stephen Page (Chairman),**
- **Gemma Burton,**
- **Pauline Smith,**
- **James Hayward (Parish Councillor)**

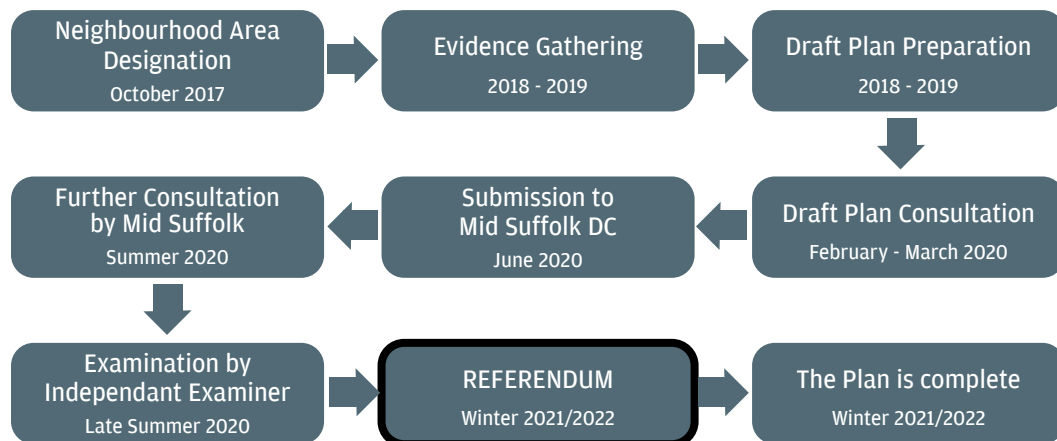
on behalf of Thorndon Parish Council and supported by Places4People Planning Consultancy

Contents

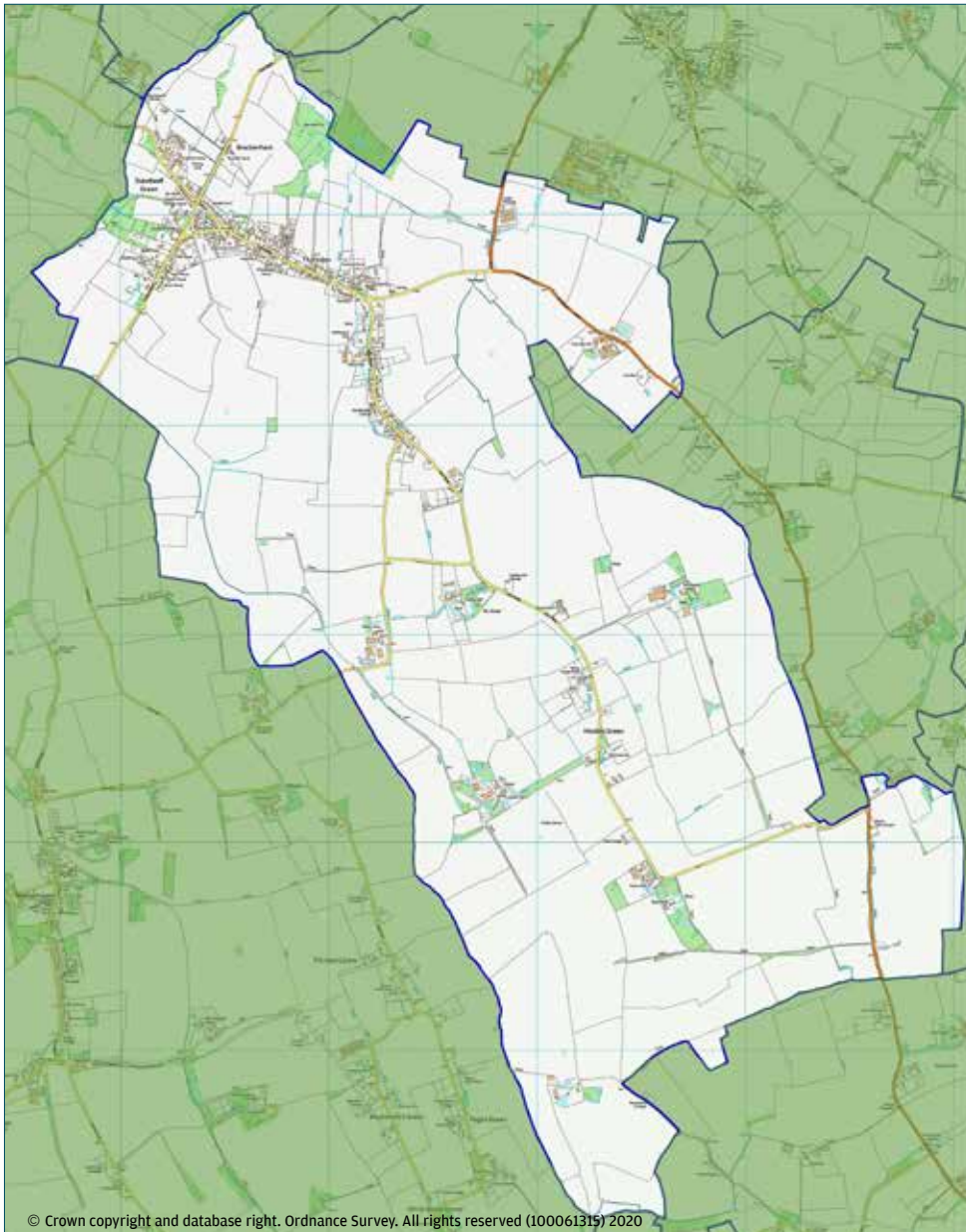
1	Introduction	4
2	Thorndon Past and Present	9
3	Planning Policy Context	11
4	Vision and Objectives	14
5	Spatial Strategy	15
6	Housing	16
7	Natural Environment	28
8	Built Environment and Design	33
9	Services and Facilities	39
10	Transport and Highways	42
POLICIES MAPS		45
	Inset Map - West	46
	Inset Map - East	47
GLOSSARY		48
APPENDICES		
	Appendix 1 - Listed Buildings	50
	Appendix 2 - Buildings of Local Significance	51
	Appendix 3 - Development Design Checklist	52
POLICIES		
	Policy THN 1 - Spatial Strategy	15
	Policy THN 2 - Housing Development	17
	Policy THN 3 - Land at the Kerrison Centre	19
	Policy THN 4 - Land at Brambledown south of Stoke Road	21
	Policy THN 5 - Land North of, and surrounding, 37 The Street	22
	Policy THN 6 - Land East of Fen View	23
	Policy THN 7 - Affordable Housing on Rural Exception Sites	25
	Policy THN 8 - Housing Mix	26
	Policy THN 9 - Area of Local Landscape Sensitivity	29
	Policy THN 10 - Dark Skies	30
	Policy THN 11 - Local Green Spaces	31
	Policy THN 12 - Biodiversity	32
	Policy THN 13 - Heritage Assets	34
	Policy THN 14 - Thorndon Special Character Area	35
	Policy THN 15 - Design Considerations	37
	Policy THN 16 - Sustainable Construction Practices	38
	Policy THN 17 - Protecting existing services and facilities	41

1. Introduction

- 1.1** The Localism Act 2011 introduced new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Development Plan which can establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan (the Plan) as defined in the Act and has been prepared by a Steering Group established by the Parish Council which is defined by the Localism Act 2011 as the ‘Qualifying Body’.
- 1.2** Thorndon Parish Council, which has lead responsibility for the Neighbourhood Plan began discussion on the potential and validity of creating the Plan in November 2015. Following discussions with Mid Suffolk District Council Officers, the July 2016 Parish Council took the decision that the community should be invited to complete a survey to ascertain their views on the production of a plan and establish the perceived strengths and weaknesses associated with the future growth of Thorndon. Some 110 responses were received from a total of 267 households. The survey responses provided a mandate for the production of a plan.
- 1.3** In 2017 the Parish Council agreed to prepare a neighbourhood plan and a Steering Group of volunteers was established to take the project forward. They were assisted since 2018 by Places4People Planning Consultancy and the support provided by Government neighbourhood planning grants and Technical Support. On 27 October 2017 the whole of the parish was formally designated by Mid Suffolk District Council as the Neighbourhood Area, as identified on Map 1. Details of the application, publication and designation can be viewed on the District Council’s website under Neighbourhood Planning in Thorndon. There are no other designated neighbourhood plan areas within this boundary.
- 1.4** The Neighbourhood Plan Regulations require a Neighbourhood Plan to:
- be appropriate, having regard to National Planning Policy
 - contribute to achieving sustainable development
 - be in general conformity with strategic policies in the development plan for the local area
 - be compatible with EU obligations and Human Rights requirements
- 1.5** The Neighbourhood Plan has been prepared in accordance with the requirements of the Government’s Neighbourhood Planning Regulations, has followed a number of distinct stages which can be simply illustrated in the diagram below and, in particular, has involved considerable local community engagement to gather evidence for the content of the Plan.



1.6 This document is the Referendum version of the Neighbourhood Plan. It incorporates all the modifications to the submission draft plan that were set out in the Independent Examiners report dated 21 September 2020. Mid Suffolk District Council have also confirmed that it is this version of the Plan that will be put to a referendum, at which those entitled to vote will be asked if it should be adopted and used by the District Council when deciding planning applications.



Map 1 - Designated Neighbourhood Area (Thorndon Parish)

1.7 The Plan has been prepared in the context of the current status of the Mid Suffolk Local Plan. At the time of preparation, the adopted 'local plan documents' for the Neighbourhood Plan Area were the Mid Suffolk Local Plan (1998), the Mid Suffolk Core Strategy (2008) and the Mid Suffolk core Strategy Focused Review (2012). These documents are collectively referred to as the local plan in this document. In July 2019 the District Council consulted on the "preferred options" for a

new Joint Local Plan that it was preparing with Babergh District. However, the Joint Local Plan is unlikely to be adopted until Winter 2021/22 and, as such, the Neighbourhood Plan has been prepared to conform with the policies in the adopted local plan documents, as explained in section three while having regard to the status and content of the emerging Joint Local Plan.

- 1.8** The Neighbourhood Plan guides where new development could take place while ensuring that the unique characteristics and landscape setting of the village is maintained and enabling the protection and improvement of vital services and facilities appropriate for a village of Thorndon's size and location. It contains planning policies which, when the Plan is complete, will be used as a starting point for consideration of planning applications.

Why a Neighbourhood Plan for Thorndon?

- 1.9** Over recent years the village has been subject to a significant amount of unplanned housing development. The most recent detailed planning framework for Thorndon is contained in the 1998 Mid Suffolk Local Plan, now over 20 years old and out-of-date. The plan was initially intended to be a Community Led Plan, but this was altered to a Neighbourhood Plan as a result of changed legislation which gave more legal weight to an adopted plan in the planning process. By preparing a Neighbourhood Plan, the local characteristics and needs can be identified and locally determined policies can be established to ensure that new development respects the character and needs of the area. Because the Joint Local Plan covers such a large area it cannot be expected to contain such a level of local detail.

Evidence Gathering

- 1.10** To provide a sound evidence base for the Plan, the Steering Group carried out a number of surveys. These were:
- a village-wide questionnaire seeking to elicit the views of all village residents as to their aspirations for the village and their preferences regarding future development
 - a housing needs survey seeking to define what type and quantity of new housing might be most suited to the village
 - an independent assessment of potential housing sites carried out by AECOM to identify the suitability and deliverability of sites identified by residents for potential housing development
- 1.11** The results and conclusions of these surveys, which are available as separate documents, have informed the preparation of the planning policies in this Plan.

Parish Survey

- 1.12** The survey was developed using an internet based application and the invitation to take part along with the access key was circulated to the community via the Neighbourhood Watch coordinator 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 also published in the July/August and September issues of the Village Life magazine. 110 responses were received from a total of 267 households. The survey responses provided a mandate for the production of a plan.
- 1.13** 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. The questions asked together with some of the free text responses representing the major themes are included in a separate report available on the Neighbourhood Plan pages of the Thorndon website: www.Thorndon.Suffolk.cloud The views of the community expressed in the survey form the basis of this document.

Public consultation

1.14 As well as the consultation on the Neighbourhood Plan itself, a number of public consultation sessions were also held as the Plan was prepared. These were:

- In early June 2016 Nick Ward of Mid Suffolk District Council, under the auspices of the Parish Council, hosted a public meeting and gave a presentation outlining the various types of Neighbourhood Plan and their probable impact on the planning process. After the presentation he fielded questions from the floor.



- A survey of residents was conducted online in Summer 2016 to ascertain interest in preparing a neighbourhood plan for the village. 43% of those invited to complete the survey did so and of those who did respond, 72% supported the community having some control over its future and 96% were in favour of having a neighbourhood plan.
- During March 2017 Glen Horn, the District Councillor for Thorndon and champion of the creation of Neighbourhood Plans, under the auspices of the Parish Council, hosted a public Q&A meeting to clarify issues raised from the floor relating to many facets and concerns relating to the Neighbourhood Planning process.
- A Drop-in Event at the Village Hall on 11 May 2019 provided feedback of the work undertaken to date on the preparation of the Plan including a summary of the household survey results, landscape character, open spaces and important buildings, design guidance and the potential sites for housing development.

Themes

1.15 The Plan focuses on five themes, namely:

- **Housing**
- **Natural Environment**
- **Built Environment and Design**
- **Services and Facilities**
- **Transport and Highways**

1.16 These themes form the foundation for the content of the Plan. Within each chapter there is a reminder of the relevant objectives, a summary of the evidence for the matters being addressed with further discussion and, where appropriate, planning policies.

A Policies Map at the back of the Plan illustrates the policies where they relate to particular areas of land.



2. Thorndon Past and Present

2.1 Thorndon is a village (and Civil Parish) in the District of Mid Suffolk and is located three miles south of the town of Eye. The origin of the name Thorndon traces back to Old English meaning 'Thorn Hill', coming from 'þorn' meaning a hawthorn-tree and 'dún' meaning a hill. The village has a strong farming heritage and was first mentioned in the Domesday Book of 1086; it was described as 'hill where thorn trees grow' and had a recorded population of 46 with livestock consisting of 31 pigs, 2 cobs, 15 cattle and 24 sheep. By 1337 ownership of the village moved to Robert de Ufford who made his mark on the Manor by building All Saints' Church; this became, and remains, a dominating feature in the area (listed as grade II* since 1955). The first school in the village was built in 1833 for infants and was turned into a reformatory in 1856 by Sir Edward Kerrison. The current school was opened in 1873 and is built on the site of the Workhouse. The Suffolk Historic Environment Record contains 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.

2.2 Thorndon's census records of 1811 show a total population of 580. In 1851, it reached its highest total population of 725, but then slowly decreased to the last recorded figure of 468 from the 2011 census; this could be due to a number of reasons, such as industrialisation and people moving to urban areas.

Thorndon Today

2.3 Thorndon today is a thriving village of some 680 residents in approximately 280 dwellings. There is an ageing population with many being over 60 years old; the Census Report of 2011 also shows that 90% of the population is of very good or good health. The predominant occupation in Thorndon is agriculture and construction, this is due to the rural nature of the village. Other popular occupations include manufacturing and retail. The village has benefited from its close proximity to the towns of Stowmarket and Diss. These towns have main line rail links to London, major retail outlets and many social and business activities.

Map 2 - Thorndon's Location



Facilities

2.4 All Saints' Church also offers community activities, including the 'T-Plus' project and Café Church. The Lych Gate in front of the church contains a village war memorial to World Wars I and II. The Black Horse is a popular country pub in the heart of Thorndon. Originally it was the Black Horse Inn and was built in the 1600s; it was later converted into a pub. Thorndon CEVC primary school is a Church of England Voluntary Controlled school situated in the heart of the village. It caters for children from age 4-11 and welcomes any religion, however, being a Church of England school, it does associate itself with the church community and participates in church assemblies and the celebration of other Christian events. The school currently has 65 students with up to 12 children per year group.

2.5 The Community Shop is open seven days a week serving local residents. It was originally owned by the same owners as 'The Black Horse' however it has since been handed over to the community to run. Local volunteers allow the shop to function by their hard work and, following initial donations from the parish and local councils, the shop is now a vibrant and successful business. There is also a Mobile Library service that calls regularly and a Mobile Post Office service which calls on Mondays and Fridays. For further details see www.Thorndon.Suffolk.cloud



3. Planning Policy Context

National Planning Policy Framework*

3.1 The National Planning Policy Framework (NPPF) sets out the Government’s high-level planning policies which must be taken into account in the preparation of development plan documents and when deciding planning applications. In February 2019 the Government published a Revised NPPF. The Framework sets out a presumption in favour of sustainable development.

Paragraph 11 of the NPPF states:

Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

3.2 The NPPF requires that communities preparing Neighbourhood Plans should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan.

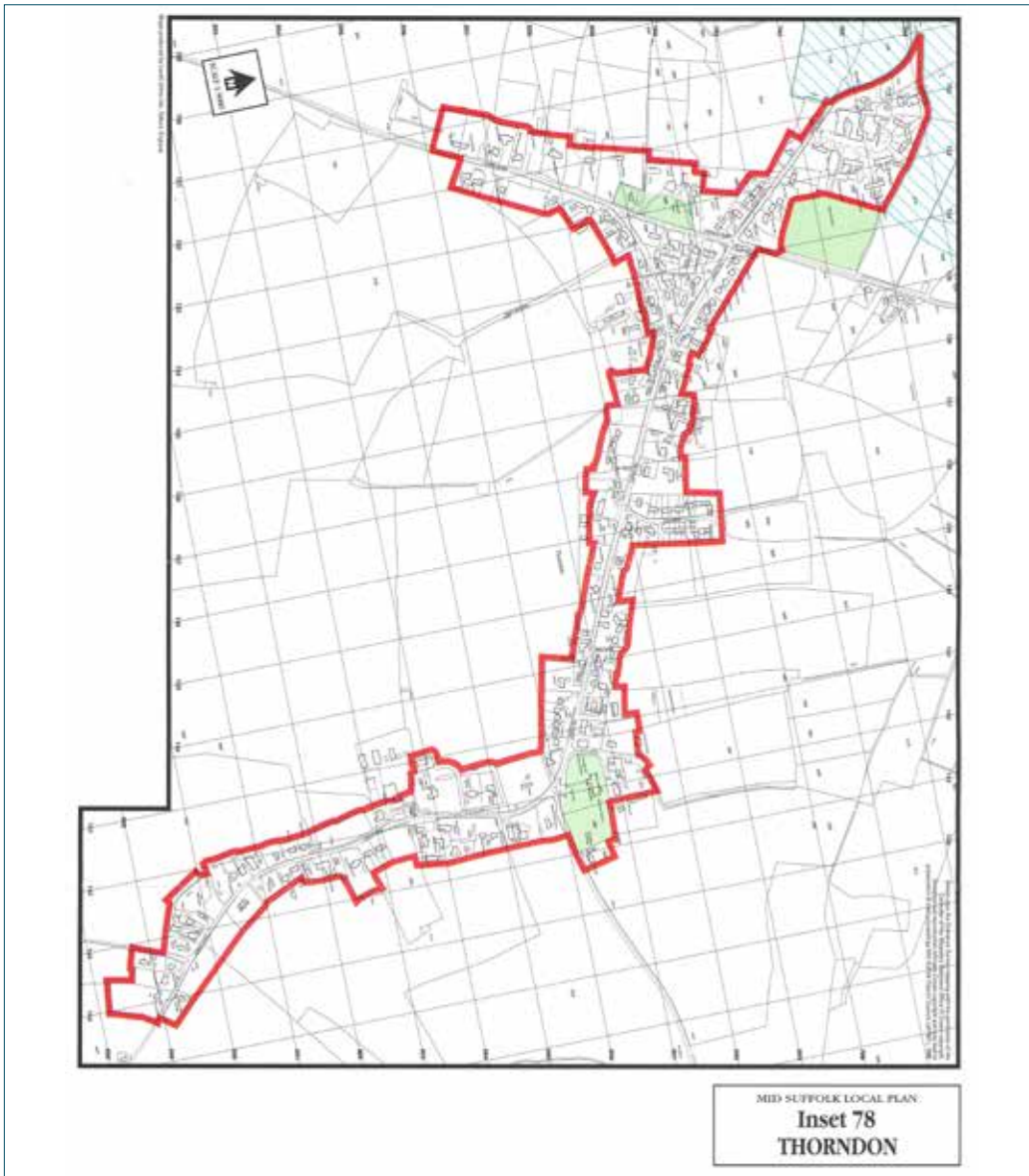
Mid Suffolk Local Plan

3.3 At a more local level, the adopted development plan comprises:

- the saved policies of the Mid Suffolk Local Plan 1998
- Mid Suffolk Core Strategy 2008
- Mid Suffolk Core Strategy Focused Review 2012

3.4 The 1998 Local Plan defines Settlement Boundaries for the village as illustrated below. Within the Settlement Boundaries there was a presumption in favour of development as long as it did not have a detrimental impact on the environment, the amenity of residents and on infrastructure capacity. The Neighbourhood Plan has reviewed the 20-year-old boundary as detailed in Section 5.

* In July 2021 the Government published a further revised NPPF. However, the Neighbourhood Plan was examined under the 2019 version and the decision by Mid Suffolk District Council to proceed to Referendum was made before the July 2021 NPPF was published.



Map 3 - 1998 Mid Suffolk Local Plan Settlement Boundary

- 3.5** A number of the planning policies in the 1998 Local Plan remain in force some 20 years later as they have yet to be replaced by a more up-to-date local plan.
- 3.6** In 2008 the Mid Suffolk Core Strategy was adopted. This contains the high-level planning strategy for the district, primarily identifying the scale and distribution of growth in the district up to 2031. The Core Strategy designates Thorndon as a "Secondary Village" "which will benefit from small scale developments to meet local needs" defined as including employment, amenity and community facilities as well as small-scale infill housing and 'rural exception' sites for affordable housing.
- 3.7** Some elements of the Core Strategy were superseded by the Core Strategy Focused Review in 2012. In particular, Policy FC2 of the Focused Review identified the distribution of housing growth across the differing settlement categories. However, it made no allowance for any housing growth in Secondary Villages.

Emerging Joint Babergh & Mid Suffolk Local Plan

3.8 Early in 2015 the District Council announced their intention to produce a new Joint Local Plan with Babergh District Council that would provide a planning framework for the management of growth across the districts to 2036. In August 2017 a consultation document was published that identified a number of options for the content of the Plan including the strategy for the location of growth across the districts. The consultation document proposed that Thorndon be designated as a "Hinterland Village" based on its level of services and facilities and proximity to higher order settlements that had a greater range of services and infrastructure.

3.9 In July 2019 the District Council consulted on the "Preferred Options" for the draft Joint Local Plan. At the time it was envisaged that the Local Plan would be adopted in 2021, after the anticipated date for the completion of this Neighbourhood Plan. Therefore, while there was some regard for the content of the emerging Local Plan, the policies in this Neighbourhood Plan do not have to be in general conformity with it because it carries little "weight" in the planning process.

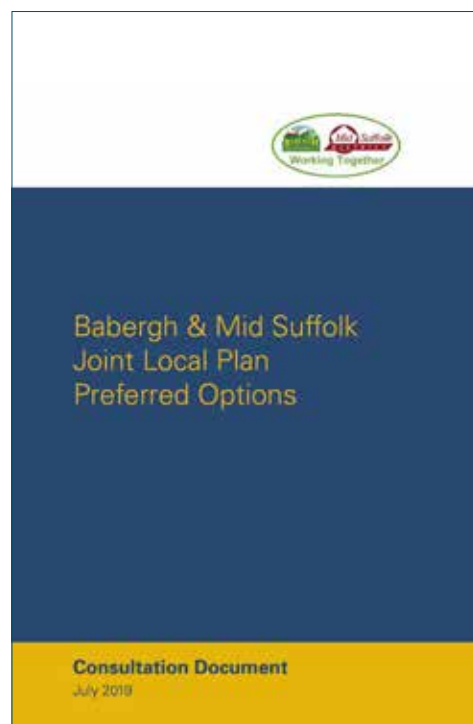
3.10 The Preferred Options Joint Local Plan document continues to identify a hierarchy of settlements according to their level of services and facilities within the District and Thorndon continues to be categorised as a Hinterland Village where draft Policy SPO3 states that development will be permitted within settlement boundaries where:

- Design is sympathetic to its rural surrounding and demonstrates high-quality design by having regard to the relevant policies of the [local] plan
- A high standard of hard and soft landscaping, appropriate for the location is used
- Hedgerows and treelines which make an important contribution to the wider context and setting are protected, particularly in edge

- of settlement locations
- The cumulative impact of proposals will be a major consideration. The precise wording of the final policy will evolve over the course of the preparation of the Joint Local Plan and therefore carries no weight in the planning decision process at this time.

3.11 The Preferred Options consultation document also included a proposed Settlement Boundary for the village, revised from the 1998 Local Plan. We have had regard to this proposed Settlement Boundary in preparing the Neighbourhood Plan.

3.12 The Neighbourhood Plan was examined before the Pre-Submission Joint Local Plan was published by the District Council in November 2020.



4. Vision and Objectives

- 4.1** The information gathered in preparing the Neighbourhood Plan, as well as the context of the higher-level planning policies, has informed our vision for Thorndon.

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.

Objectives

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.

Housing

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

Natural Environment

- 4 Protect and enhance the local landscape and significant views
- 5 Maintain and improve the biodiversity assets of the parish

Built Environment and Design

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

Services and Facilities

- 8 Protect and enhance community facilities and services for the benefit and needs of Thorndon residents

Transport and Highways

- 9 Address traffic speed and safety issues
- 10 Protect and enhance the village public rights of way network
- 11 Maintain and enhance transport services for those with limited car access



5. Spatial Strategy

- 5.1** As noted in Section 3, the planning policy framework for Mid Suffolk is currently evolving from that which is set out in the Mid Suffolk Local Plan (1998), the Core Strategy (2008) and the Core Strategy Focused Review (2012) into a new Joint Local Plan for the Babergh and Mid Suffolk districts. The Preferred Options for the Joint Local Plan (July 2019) identifies Thorndon as a Hinterland Village but, given that the new Local Plan is unlikely to be adopted until 2021, only limited regard can be had to this status at the time of preparing the Neighbourhood Plan.
- 5.2** It is essential that future growth is focused on the existing built-up area of the village in order to limit potential detrimental impact on the surrounding landscape. The Plan also recognises that the presence of heritage and landscape assets requires that development will need to be carefully designed and, where necessary, mitigates any impact on the historic and natural landscape and existing infrastructure.
- 5.3** A Settlement Boundary is defined for the main built-up area of the village in order to manage the location of future development and to protect the countryside that surrounds it from inappropriate development. The boundary is based on that contained in the 1998
- Local Plan but has been reviewed to reflect changes during that 20-year period and opportunities for new development that will arise during the next 20 years. These changes include sites where permissions for new dwellings have been granted since 1 April 2018, given that the principle of development on these sites is accepted by the District Council. Some regard has also been given to the proposed Settlement Boundary in the emerging Joint Local Plan, but it is considered that our local knowledge has produced a Settlement Boundary that more accurately reflects local circumstances and is therefore one that the Joint Local Plan should also contain.
- 5.4** In order to manage the potential impacts of growth, new development will be focused within the designated Settlement Boundary, thereby ensuring that the undeveloped rural countryside is preserved and remains largely undeveloped.

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 where they accord with national and strategic policies.

6. Housing

Housing Objectives

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

6.1 The Neighbourhood Plan can play a major role in ensuring that there is both sufficient numbers and the right type of housing to meet future needs. It must be in general conformity with the strategic policies of the adopted Local Plan, but within this there is scope for tailoring housing provision to address locally specific issues.

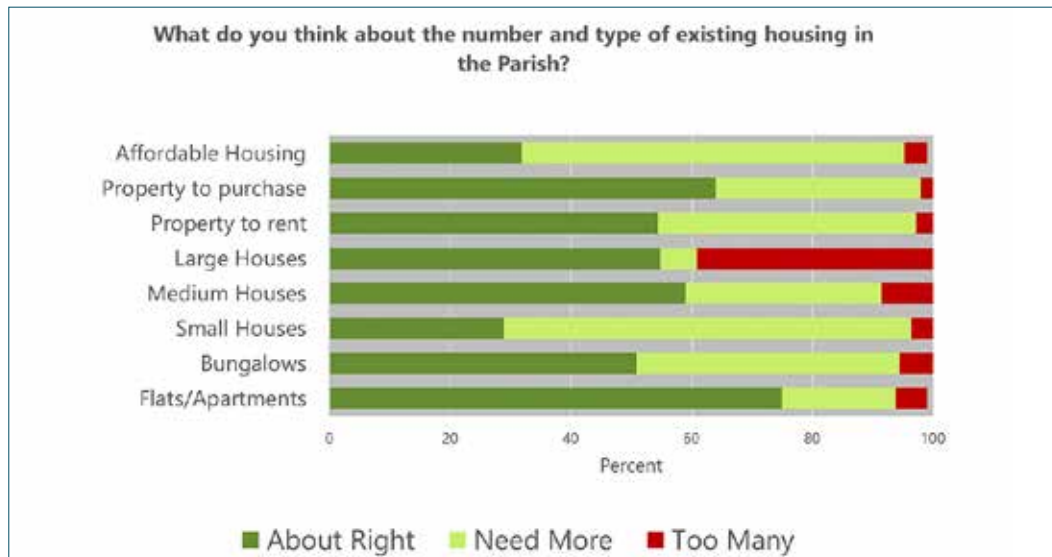
House Building

6.2 As of 1 April 2018 (the base date of this Plan) there were approximately 300 dwellings in the parish, the vast majority of which were within the main built-up area. Between 2001 and 2018 41 new homes were completed in the village, primarily in the form of "infill" plots within the existing settlement boundary or, more recently, as extensions to the settlement boundary and as barn conversions. At 1 April 2018 there were permissions for a further 55 new homes which had not been completed. The most significant of the permissions was on the site of the main Kerrison Centre which were being converted to residential development for 28 homes at the time the Neighbourhood Plan was being prepared.

6.3 A small site west of Hall Road on the edge of the built-up area of the village was granted outline planning permission for two new two storey semi-detached dwellings and one new two-storey detached dwelling in 2016. The development did not take place and, in August 2019, a revised planning application was submitted to Mid Suffolk District Council for the construction of three dwellings comprising two 5 bedroom two-storey dwellings and one 3 bedroom bungalow. Despite objections, including those raised by the Parish Council, the planning application was approved in November 2019 and the site was under construction at the time the Neighbourhood Plan was examined.

6.4 The Preferred Options Joint Local Plan document identified a need to deliver at least 10,008 new homes between 2018 and 2036 across Mid Suffolk, while actually making provision for building 12,296 homes in the same period. It proposed that 10% of the housing would be built in Hinterland Villages. Table 04 of the same document proposed a minimum of 55 new homes, including outstanding planning permissions in Thorndon. As such, given the planning permissions referred to above, there is no requirement to allocate additional sites in order for the Neighbourhood Plan to meet its minimum requirement.

6.5 Our community survey conducted in Autumn 2016 identified a majority support for a low rate of new housing in the village to support the development of a few additional services and to keep the existing services viable. Given the current permissions are likely to be completed in the short term and the need to make provision for needs over the period to 2036, the Neighbourhood Plan identifies the provision of a higher number of homes than the emerging Joint Local Plan minimum housing provision. The amount has been calculated by taking account of the current permissions, identifying four additional housing sites as well as making a small allowance for sites that may come forward as infill plots within the Settlement Boundary defined on the Policies Map or through other exceptional types of delivery, such as the conversion of agricultural buildings to residential uses where proposals meet the government regulations and local planning policies for such conversions.



- 6.6** By allocating sites and meeting the housing requirement set out in the Preferred Options Joint Local Plan, the Neighbourhood Plan fully accords with the requirements of Paragraph 14 of the NPPF in meeting the identified housing requirement in full and therefore providing some certainty in determining proposals for new housing should Mid Suffolk District Council not be able to demonstrate a five-years supply of housing sites in the near future.

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 includes the three dwellings constructed on Land to the West of Hall Road. The remaining additional growth will be met through:

- i the implementation of planning permissions that had not been completed as at 1 April 2018; and
- ii site allocations identified in Policies THN 3, THN 4, THN 5 and THN 6 in the Plan and identified on the Policies Map; and
- iii small brownfield "windfall" sites and infill plots within the Settlement Boundary that come forward during the plan period and are not identified in the Plan; and
- iv dwellings outside the settlement boundary in accordance with national and strategic policies.

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

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

Housing Allocations

6.7 In determining the location of new housing in the village, consideration has been given to the availability of sites and their suitability. Sites with planning permission where development had not commenced at the time of preparation have been taken into account and the suitability of additional sites for housing development in the village has also been assessed. As part of the Government support package for neighbourhood planning, AECOM Consultants assessed a number of sites for potential development. The outcome of the assessment is published in an evidence report that is available on the Thorndon website www.Thorndon.Suffolk.cloud. The results were also fed back to the community drop-in event in June 2019.

6.8 Sites assessed by AECOM were scored in a traffic light manner, with green signalling a site has no constraints to it being developed, amber if there are some matters that would need to be overcome and red if the site is totally unsuitable and/or contrary to planning policy. As a result of the assessments, the following sites are allocated for housing during the lifetime of the Neighbourhood Plan:

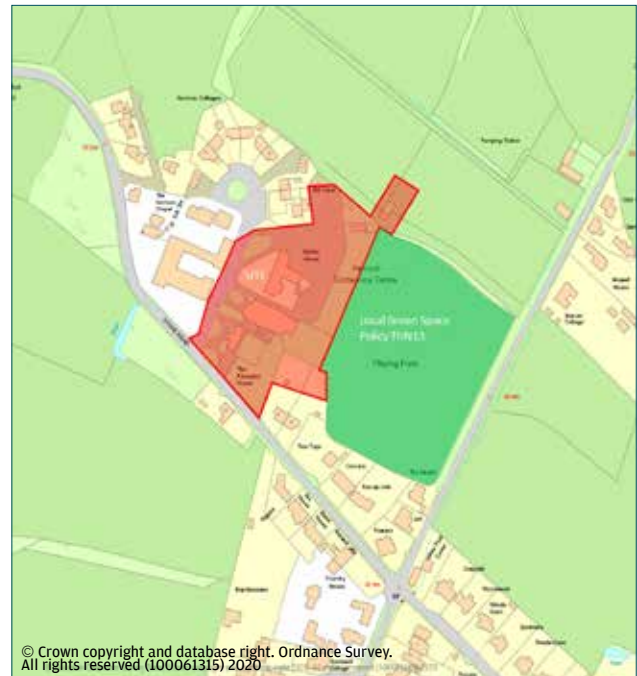
- Land at the Kerrison Centre
- Land at Brambledown, south of Stoke Road
- Land east of Fen View
- Land north of The Street

The following paragraphs provide more details about the sites allocated for housing development in the Neighbourhood Plan.



Land at the Kerrison Centre

6.9 An area of land that formed part of the Kerrison's site, including the Principals House of the former school is available for development. The site, as illustrated on Map 4, has an area of 1.22 hectares and is accessed by the existing access into the main part of the former Kerrison's site. An outline planning application was submitted in March 2019 for the demolition of existing buildings and the construction of 20 dwellings including 7 affordable homes, meeting the Local Plan 35% affordable housing requirement and representing a density of 16 dwellings per hectare. In July 2019 Mid Suffolk District Council Planning Committee resolved to approve the application subject to the applicants entering into a Section 106 Planning Obligation to secure seven affordable homes on site and a contribution towards the costs of secondary school transport to Hartismere School. The planning permission was issued in December 2019.



Map 4 - Land at Kerrison Centre

- 6.10** Given the early stages of the development of this site, it is allocated for development in the Plan and must include the provision of affordable housing in accordance with the adopted Local Plan policy. Detailed proposals for development will need to consider a number of matters including:
- the impact of the development on the character and appearance of the surroundings and their relationship to the main former Kerrison Centre;
 - the mitigation of any impact of the development on the natural environment and landscape, including the protection of trees on the site that have a protection order; and
 - the protection of the amenity of residents occupying nearby dwellings.

Policy THN 3 - Land at the Kerrison Centre

A site of 1.22 hectares at the former Kerrison Centre, as identified on the Policies Map, is allocated for approximately 20 dwellings including 35% affordable dwellings, subject to proposals meeting the following requirements:

- i dwellings shall be limited to a maximum height of two storeys
- ii the retention of existing trees protected by preservation orders
- iii the provision of an access path to the Local Green Space to the east identified in Policy THN 11.



All Saints in the snow

Land at Brambledown south of Stoke Road

6.11 This small secluded site with an area of approximately 0.35 hectares is accessed off Stoke Road. One existing dwelling at the southern end of the site is also served from this access and an existing barn within the site has previously had planning permission for conversion to a dwelling. The site contains a mix of meadows/grassland, hedgerow, trees and buildings which have the potential for species rich hedgerows, roosting bats within buildings and trees, breeding birds, veteran/ancient trees. It will therefore be essential that planning applications are informed by ecological surveys and that development minimises the loss of habitats, including trees and hedgerows.

6.12 It is considered that the site could accommodate up to four additional dwellings of which two shall have no more than two bedrooms. One dwelling could take the form of the conversion of the existing barn or it may be more economic to demolish the barn and construct a new dwelling. An illustrative layout of the site is illustrated on the site Concept Plan (Map 5). Given the number of homes with an existing planning permission in the village that have yet to be completed and to ensure an organic rate of growth over the period to 2036, the development of this site should not be commenced until 2026.



Map 5 -
Brambledown Site
Concept Plan

Policy THN 4 - 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 approximately four dwellings to be accessed from Stoke Road.

The development should:

- i include at least two dwellings with a maximum of 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 unless there is a clear strategic need for additional dwellings before then.

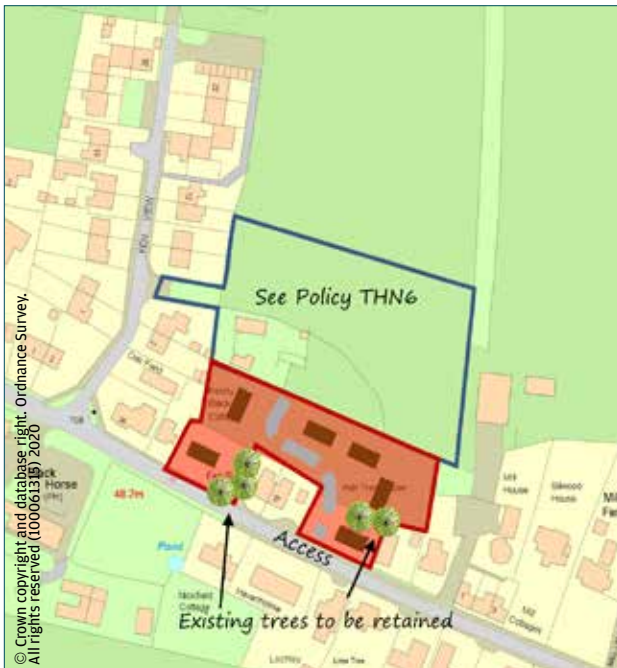
Land North of and surrounding, 37 The Street

6.13 This centrally located small site has an area of 0.37 hectares with a frontage onto The Street. It is well positioned to gain pedestrian access to the community shop, public house and primary school. The site currently comprises the curtilage of No 37 The Street and the land available for development wraps around that dwelling. To the east is the Grade II listed Post Mill Roundhouse while other locally important buildings, such as The Black Horse Public House, are located nearby. In addition, given the openness of the site, proposals will need to have a careful regard to the amenity of nearby residents.

6.14 The site is mostly covered by grass, some hedgerows and few individual trees and it will therefore be essential that planning applications are informed by ecological surveys and that development minimises the loss of habitats, including trees and hedgerows. 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.

6.15 The site has the capacity for six dwellings, of which at least three should have a maximum of two bedrooms. Dwellings should provide a frontage onto The Street but the provision of vehicular access to these dwellings will require careful consideration in order to minimise a proliferation of new access points. In particular, a new access will be required from The Street to serve the development site, which should also consider the potential for connecting to the land immediately to the north. An illustrative layout of the development is provided in the Concept Plan (Map 6). Given the number of homes with an existing planning permission in the village that have yet to be completed and to ensure an organic rate of growth over the period to 2036, the development of this site should not be commenced until 2026.



Map 6 - North of 37 The Street Site Concept Plan

Policy THN 5 - 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 approximately 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 THN 6); and
- iii where possible, retain existing trees and hedgerows and enhance the landscape through the planting of native species trees and hedgerows.

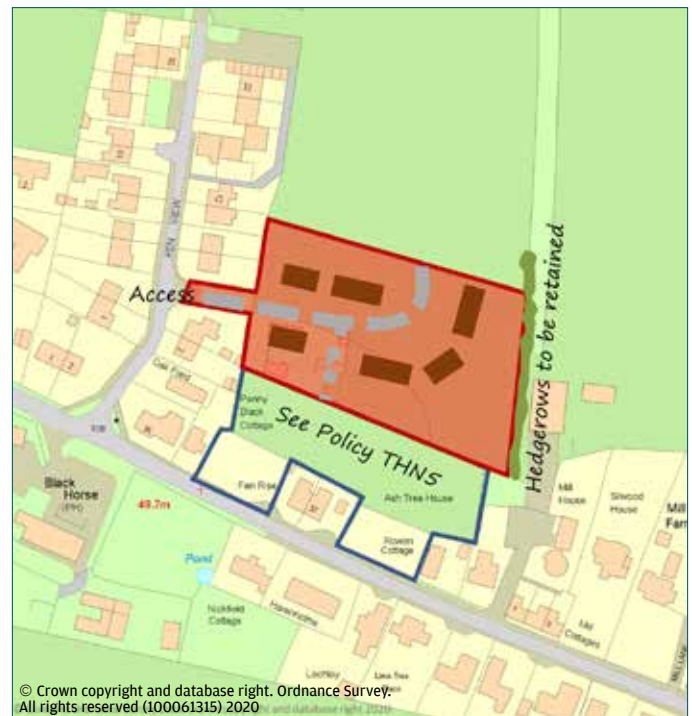
The development will not be permitted to be commenced before 2026 unless there is a clear strategic need for additional dwellings before then.

Land east of Fen View

6.16 A large site of 1.2 hectares to the east of Fen View was originally put forward to Mid Suffolk District Council as part of their "call for sites" and, in their Strategic Housing and Employment Land Availability Assessment (SHELAA) (August 2017). The site is mainly in agricultural use with an area of sheds and outbuildings at the southern end was considered potentially suitable subject to further investigation concerning highways access, footpaths and infrastructure and the potential impact upon protected species. The Assessment concluded that the site would be suitable for five dwellings on part of the site. The July 2019 SHELAA also assessed the site but dismissed its suitability due to its poor connectivity to the existing settlement.

6.17 However, given the initial conclusion that the site could be considered potentially suitable, the Neighbourhood Plan identifies part of the land for new housing provided that issues over access, connectivity and potential impact on habitats and the natural environment can be overcome. The Plan identifies the southern most part of the originally submitted area for housing development. The site, with an area of 0.7 hectares, adjoins the land to the south allocated for housing in Policy THN 5.

6.18 Given the access issues identified by the 2017 SHELAA, the generally low densities of existing housing within the area and the proximity of the Post Mill Roundhouse Listed Building, the number of dwellings proposed on the site is restricted to a maximum of six dwellings which must include provision of at least three dwellings with a maximum of two bedrooms. An illustrative layout of the development is provided in the Concept Plan (Map 7), which includes the potential for a link to the land to the south and onwards to The Street. Given the number of homes with an existing planning permission in the village that have yet to be completed and to ensure an organic rate of growth over the period to 2036, the development of this site should not be commenced until 2026.



Map 7 - East of Fen View
Site Concept Plan

Policy THN 6 - Land East of Fen View

A site of 0.7 hectares east of Fen View as identified on the Policies Map, is allocated for approximately 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 THN 5);
- iii where possible, retain existing trees and hedgerows; and enhance the landscape through the planting of native species trees and hedgerows; and
- iv protects the existing Public Rights of Way in Fen View.

The development will not be permitted to be commenced before 2026 unless there is a clear strategic need for additional dwellings before then.

Affordable Housing

6.19 Affordability of housing remains a significant barrier for many seeking their own homes. With government published figures indicating that, in Mid Suffolk, average house prices are over ten times the average household income, many newly-formed households will be excluded from the housing market. One way that the planning system can address this problem is through the provision of affordable housing as defined by the NPPF and set out in the Glossary. 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 Boundaries 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.

6.20 The emerging Joint Local Plan (July 2019) does not contain a policy for the delivery of affordable housing on rural exception sites and, therefore, this Neighbourhood Plan addresses the matter should a local need be identified during the period up to 2036.

6.21 Where a "rural exception" site is proposed for development, it must be demonstrated that there is an identified local need in the village and its hinterland, and that the site is suitable to meet that local need. In exceptional circumstances, it may be appropriate to permit an element of open market housing to facilitate the delivery of the affordable housing. This is in accordance with paragraph 77 of the NPPF which states that local authorities should consider whether this approach would help

to provide additional affordable housing. The exceptional circumstances, where a small number of market homes will be permitted could include, for example, where there is insufficient government grant available, and it is demonstrated, through financial appraisal, that the open market housing is essential to enable the delivery of the affordable housing. In these cases, the applicant would need to demonstrate, to the satisfaction of the District Council, that the inclusion of open market housing is the minimum necessary to enable the delivery of the affordable housing and is not being developed to generate uplift in land values for the landowner. This could be demonstrated through the provision of affordability/ profitability modelling data. Where an element of open market housing is proposed as part of an affordable housing exception site, it should be sympathetic to the form and character of the settlement and in accordance with local needs. Local needs can vary, and it could be that smaller market homes are required to meet the needs of first-time buyers or people wishing to downsize to a smaller home. This would need to be established at the time in consultation with the District Council's Housing Service.



Policy THN 7 - 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 Boundary, where housing would not normally be permitted by other policies, will be supported where there is a proven local need and provided that the housing:

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

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

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

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

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

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

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

Housing Mix

- 6.22** Ensuring that the right mix of housing is available to meet demands is crucial if the future needs of residents are to be met. The Ipswich and Waveney Housing Market Areas Strategic Housing Market Assessment update (January 2019) identified that the highest need across Mid Suffolk was for two-bedroomed homes (34% of the requirement), followed by three-bedroom and four or more bedrooms both requiring 29% with the remainder being one-bedroomed homes.
- 6.23** 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. At the time of the 2011 Census, Thorndon had a higher proportion of four and five bedroomed homes than Mid Suffolk as a whole.
- 6.24** In order to redress the balance towards smaller homes there would need to be a significant number of new homes developed in the village, which is not appropriate given Thorndon's status in the Local Plan strategy. However, on larger developments in the Neighbourhood Plan Area it is expected that, unless the particular circumstances dictate otherwise, such as meeting an identified affordable housing requirement on a site, the highest proportion of new homes on a site of ten or more homes should be two-bedroomed properties. This proportion could be adjusted during the lifetime of the Plan should new and relevant evidence be published.

Policy THN 8 - Housing Mix

In all housing developments of ten or more homes, there shall be an emphasis on providing a higher proportion of two-bedroomed homes (at least 34%) 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.



7. Natural Environment

Natural Environment Objectives

- 4 Protect and enhance the local landscape and significant views
- 5 Maintain and improve the biodiversity assets of the parish

Our Landscape

7.1 Thorndon is located primarily within two landscape character areas as identified in the Suffolk Landscape Character Appraisal. These are Rolling Valley Claylands and Plateau Claylands. The Character Appraisal provides guidance on how the landscapes should be managed and how new development should be integrated into the landscape. The Guidance for the Thorndon landscape typologies is very similar.

- 7.2** For Rolling Valley Claylands the Guidance recommends:
- reinforce the historic pattern of sinuous field boundaries
 - recognise localised areas of late enclosure hedges when restoring and planting hedgerows
 - maintain and restore historic parklands
 - maintain and increase the stock of hedgerow trees
 - increase the area of woodland cover; siting should be based on information from the Historic Landscape characterisation and in consultation with the Archaeological Service
 - maintain and restore the stock of moats and ponds in this landscape

For Plateau Claylands the Guidance recommends:

- reinforce the historic pattern of sinuous field boundaries
- recognise localised areas of late enclosure hedges when restoring and planting hedgerows
- maintain and restore greens and commons
- maintain and increase the stock of hedgerow trees
- increase the area of woodland

cover based on information from the Historic Landscape Characterisation and in consultation with the Archaeological Service

- maintain and restore the stock of moats and ponds in this landscape

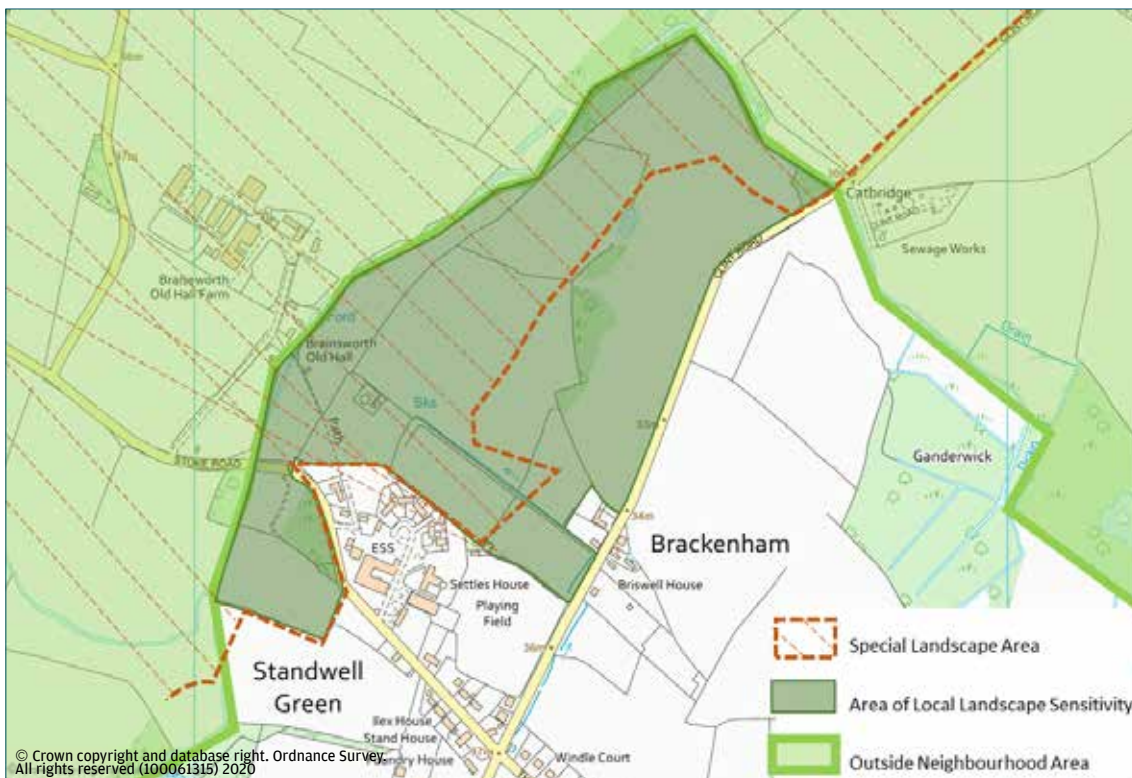
Area of Local Landscape Sensitivity

7.3 In the 1980's the Suffolk County Structure designated "Special Landscape Areas" which primarily related to historic parks and river valleys or other areas of undulating topography and natural vegetation, particularly broadleaved woodland. In these designations, which have been incorporated into subsequent local plans, these landscape features 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.



7.4 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. This is available on the Neighbourhood Plan pages of the Thorndon Parish Council website.

7.5 A new Area of Local Landscape Sensitivity is designated in the Neighbourhood Plan. It is based on the original Special Landscape Area but the boundaries have been refined to follow established field boundaries, as shown on Map 8. 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.



Map 8 -
Landscape Designations

Policy THN 9 - Area of Local Landscape Sensitivity

Development proposals in the Area of Local Landscape Sensitivity, as identified on Map 8 and 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

- 7.6** The original roads in the village do not have street lighting and the introduction of lighting could have a significant detrimental impact on the rural character of the village and adds to light pollution. Paragraph 180 (c) of the NPPF states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation". 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 10 - 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.

Local Green Spaces

- 7.7** There are a number of important open areas within the village that not only make important contributions to the character and setting of the built environment but also play important roles in providing space for recreation. Policy LP28 of the emerging Joint Local Plan identifies two "Designated Open Space", the Kerrison Playing Field and the Play Area and open space off Fen View ¹.
- 7.8** The NPPF enables the designation and protection of land of particular importance to local communities as Local Green Spaces in neighbourhood plans. Such designations rule out new development on them other than in very special circumstances. Paragraph 100 states that the designation should only be used where the green space is:
- in reasonably close proximity to the community it serves
 - 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
 - where the green area concerned is local in character and is not an extensive tract of land.

It is recognised that the designation of Local Green Spaces (LGS) should not be used simply to block development.

- 7.9** A separate Local Green Space Appraisal has been undertaken in preparing this Neighbourhood Plan that demonstrates how spaces meet the criteria in paragraph 100 of the NPPF. Those spaces that meet the criteria are identified in Policy THN 11 and illustrated on the Policies Map. These include the Designated Open Spaces that are identified in the Joint Local Plan. The identification of these spaces as Local Green Space means that managing any development will be consistent with national policy for Green Belts. Permitted development rights, including the operational requirements of infrastructure providers, are not affected by this designation.

¹ Policy LP28 in the Preferred Options Joint Local Plan (July 2019) became Policy LP30 in the Pre-submission Draft Joint Local Plan (Nov 2020), and now identifies a third Designated Open Space in Thorndon, which is the Bowling Green.



Policy THN 11 - 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 All Saints' Churchyard
- 4 The Bowling Green

Biodiversity

7.10 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. The loss of natural habitats as part of a development can have a significant detrimental impact on the wider landscape and opportunities for maintaining and improving the biodiversity of the area. Any loss of features as part of a development will therefore be resisted unless it can be clearly demonstrated that the resultant benefits of the development outweigh such a loss. In such circumstances, a mitigation scheme will be required as part of the proposal that provides the equivalent or better features on site.

7.11 The National Planning Practice Guidance notes that "The National Planning Policy Framework encourages net gains for

biodiversity to be sought through planning policies and decisions. The River Dove runs along the neighbourhood boundary and the corridor should be protected for the benefits of wildlife. Biodiversity net gain delivers measurable improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures." In Thorndon, development proposals that deliver such improvements will particularly be encouraged. The Guidance states that examples might include creating new habitats, enhancing existing habitats, providing green roofs, green walls, street trees or sustainable drainage systems. Relatively small features can often achieve important benefits for wildlife, such as incorporating 'swift bricks' and bat boxes in developments and providing safe routes for hedgehogs between different areas of habitat.

Policy THN 12 - Biodiversity

Development within 10 metres of the River Dove will not be supported.

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,

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



8. Built Environment and Design

Built Environment and Design Objectives

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

Heritage Assets

8.1 Although Thorndon does not have a conservation area, there are a number of important buildings across the village that are "listed" as being of architectural and historic interest. There are currently 35 Listed Buildings in Thorndon parish, as detailed in Appendix 1. The Church and Shorts Farmhouse are Listed Grade II* and the remainder are Grade II. In addition, the parish is known to be rich in archaeological finds and records. Suffolk County Council Archaeological Service's Historic Environment Record provides details of finds and the Service should be consulted at the earliest possible stages of preparing a planning application.

8.2 Preparation of the Neighbourhood Plan has identified a number of buildings in the village that are of local significance and which, while not yet formally designated as 'Local Heritage Assets', 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, Kerrison Trust, Stoke Road**

Their registration will be pursued with Mid Suffolk District Council. In the meantime, they are identified in Appendix 2 as buildings of local significance.

8.3 The NPPF explains that the significance of a non-designated heritage asset should be taken into account in the determination of any planning application. A balanced judgement will be needed, having regard to the scale of any harm or loss and the significance of the asset.



- 8.4** The Local Plan policies for the consideration of development affecting Heritage Assets are significantly out-of-date and therefore planning decisions are reliant on the high-level guidelines provided in the NPPF. A planning policy is therefore included in the Neighbourhood Plan to ensure that development proposals affecting heritage assets are given appropriate consideration.



Policy THN 13 - Heritage Assets

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

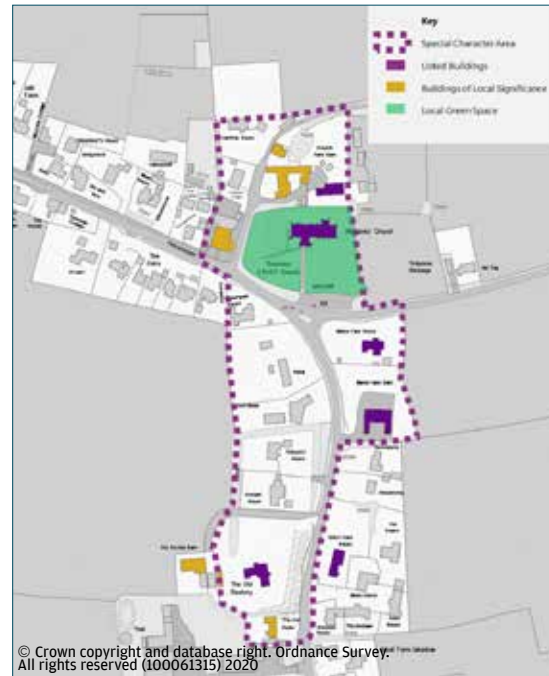
- i preserve or enhance the significance of the designated heritage assets of the village, their setting and the wider built environment;
- ii contribute to the village's local distinctiveness, built form and scale of its heritage assets, as described in the AECOM Thorndon Design Guidelines (April 2019), through the use of appropriate design and materials; and
- iii be of an appropriate scale, form, height, massing, alignment and detailed design which respects the area's character, appearance and its setting, having regard to the AECOM Thorndon Design Guidelines (April 2019).

Proposals will not be supported where any harm, less than substantial or substantial harm, or total loss of significance of a designated heritage asset, caused as a result of the impact of a proposed scheme, is not outweighed by the public benefits that would be provided.

Where a planning proposal affects a designated 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 the designated 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.

Thorndon's Distinct Character

- 8.5** Despite the fact that there is no designated conservation area in the village, the area around the church, primary school and Manor Farm forms a focal point within the village. Here, 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.
- 8.6** The Neighbourhood Plan designates a Special Character Area, as illustrated on Map 9, within which development proposals will need to demonstrate how they preserve and enhance the special characteristics of the area.



Map 9 -
The Special Character Area

Policy THN 14 - 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.



Built Characteristics

8.7 As part of the Government-funded Neighbourhood Planning Technical Support package, Design Guidelines have been prepared for the village by AECOM Consultants. The Guidelines are published as supporting evidence to the Neighbourhood Plan. This work primarily seeks to develop design guidelines that any future development should follow to retain and protect the rural, tranquil nature and scenic beauty of the area. Supporting this overall objective are a number of principles to which development proposals in the Neighbourhood Plan area are advised to adhere, namely that they:

- integrate with existing paths, streets, circulation networks and patterns of activity
- reinforce or enhance the established village character of streets, greens, and other spaces
- respect the rural character of views and gaps
- harmonise and enhance existing settlement in terms of physical form, architecture and land use
- relate well to local topography and landscape features, including prominent ridge lines and long-distance views
- reflect, respect, and reinforce local architecture and historic distinctiveness
- retain and incorporate important existing features into the development
- respect surrounding buildings in terms of scale, height, form and massing
- adopt contextually appropriate materials and details
- provide adequate open space for the development in terms of both quantity and quality
- incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features
- ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other

- 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
- positively integrate energy efficient technologies



8.8 The Design Guidelines provide development design checklist which development proposals should, as appropriate, seek to respond to. The checklist is attached as Appendix 3 of the Plan.

Policy THN 15 - Design Considerations

Proposals for new development must reflect the local character 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 have had regard to the Development Design Checklist in Appendix 3 of this Plan and to the AECOM Thorndon Design Guidelines (April 2019).

In addition, proposals will also be supported where they:

- a) 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;
- b) 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;
- c) do not involve the loss of gardens, and open, green or landscaped areas, which make a positive contribution to the character and appearance of that part of the village;
- d) taking mitigation measures into account, do not affect adversely:
 - i any historic character, architectural or archaeological heritage assets of the site and its surroundings;
 - ii landscape characteristics including trees and ancient hedgerows and other prominent topographical features as identified in the AECOM Thorndon Design Guidelines (April 2019);
 - iii key features of identified important views into, out of, or within the village as identified on the Policies Map;
 - iv sites, habitats, species and features of ecological interest;
 - v 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;
- e) produce designs that respect the character, scale and density of the locality;
- f) 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;
- g) 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;
- h) not result in water run-off that would add-to or create surface water flooding; and incorporate, unless inappropriate, the use of above ground open Sustainable Drainage Systems;
- i) where appropriate, make adequate provision for the covered storage of all wheelie bins and for cycle storage in accordance with adopted cycle parking standards.
- j) include suitable ducting capable of accepting fibre to enable superfast broadband;
- k) provide one electric vehicle charging point per new off-street parking place created; and
- l) protect and where possible enhance Public Rights of Way networks.

Sustainable Construction

8.9 Many energy-saving initiatives can be installed on homes within permitted development rights (ie- planning permission is not required) but 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. However, national guidance clearly indicates that it is not appropriate to refer to any additional local technical standards or requirements relating to the construction or performance of new dwellings in neighbourhood plans. Due to its remoteness, Thorndon does not have access to mains gas, and the principal fuel used for heating is oil, delivered by tanker. Oil is unsustainable and polluting in its production, shipping, distribution and use. In line with national government policy, the long-term aim should be to reduce the overall use of all fossil fuels - gas, oil and coal.

Policy THN 16 - Sustainable Construction Practices

This policy only applies to non - residential development.

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:

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

8.10 Over the course of time, many ditches and verges have been lost to property infill, hard landscaping and ditch infill. Surface water drainage is a problem in many parts of the village including on Thwaite Road, as illustrated on the extract from the Government's Long-Term Flood Risk information map in Map 10. This is largely caused by the lack of maintenance of the ditches which run towards the River Dove. The Parish Council is actively working with landowners and the County Council in an attempt to get ditches cleared and to reduce this problem. New development will be required, where appropriate, to make provision for the attenuation and recycling of surface water and rainwater in order to reduce the potential for making the situation worse.

Map 10 - Surface Water Flooding Locations - Source: Government Long Term Flood Risk information map

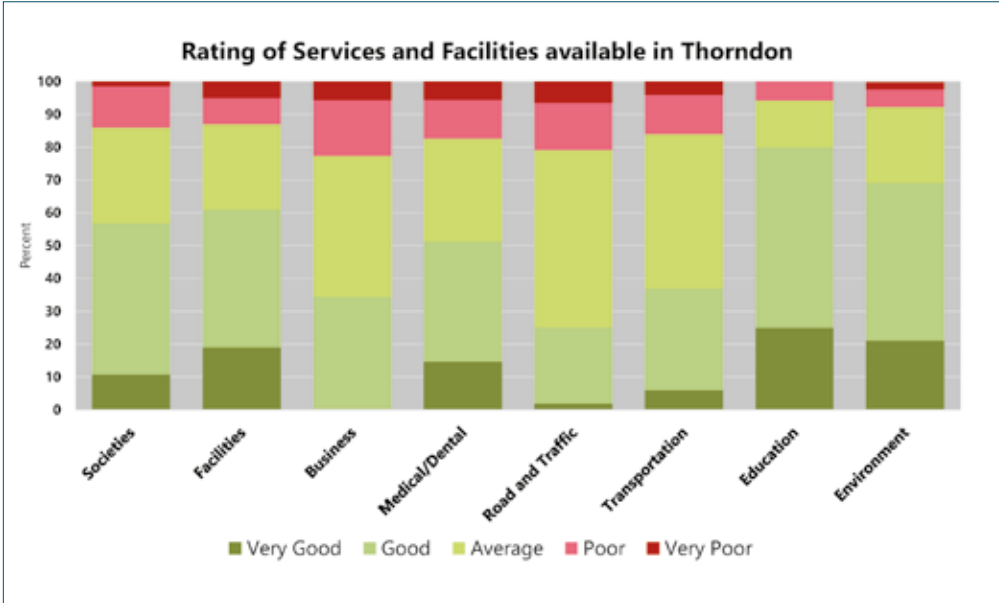


9. Services and Facilities

Services and Facilities Objective
8 Protect and enhance community facilities and services for the benefit and needs of Thorndon residents

9.1 Community services and facilities in the village make an important contribution towards maintaining the needs of residents and in reducing the need to travel. At the time of the preparation of this Plan the following services and facilities were located in the village:

- Community shop
- The Black Horse Public House
- All Saints’ Church
- Primary School
- Children’s Playgroup
- Village Hall
- Playing fields and Play Area
- Bowls club
- Mobile Post Office
- Mobile Library



Education

9.2 Thorndon Church of England Voluntary Controlled Primary School currently has a capacity of 84 and caters for children from the ages of 4-11 from any religion whilst having values rooted in the Christian faith. The Rainbow Nursery for children aged 3 years and over is also located at the School. After previous expansion the school now has to pay rent for a field behind the building, so the children have a small area to play and currently they are very pushed for space with no hall or gym area and no resources to outsource for these. Parking at the school is already very limited. With the extension of the church car park, some of the issues with current traffic at peak periods has been alleviated. However if the school did expand, this would again not be suitable to meet the level of demand.

9.3 The villagers of Thorndon were asked to rate the standard of education provided in the village in the 2016 survey when the majority of respondents were happy with the standard currently provided by the school.

9.4 The catchment area for the school includes the surrounding villages of Stoke Ash, Thornham, Wickham Skeith, Thwaite and a few other smaller hamlets. In 2018 the County Council identified that there were 82 children attending the school, although this was likely to drop over the coming five years. With, on average, each new home generating 0.25 primary school age children, the growth planned in this Neighbourhood Plan would generate 25 pupils which can be accommodated in the school.

9.5 A regular playgroup for pre-school children is held in the Village Hall and the nearest secondary school is Hartismere Academy at Eye, although some children opt to attend Debenham High School or Stradbroke High School.

Health

9.6 Whilst there are no specific facilities in Thorndon for Medical, Dental or Care services, Eye, Debenham and Mendlesham can supply most if not all of these services.

Diss is also able to provide further extended services such as opticians and osteo/chiro/physio practices. For residents in Thorndon, there is a distance of 3-5 miles to travel in order to reach any of the local healthcare facilities; therefore transport is a necessity although there are regular bus service routes which include Eye, Debenham, Mendlesham and Diss. A number of elderly or incapacitated residents utilise private and funded home help and health care assistants as required.

9.7 In the village survey the villagers of Thorndon rated the local services supporting general Health as illustrated below, while the supporting commentary voiced concerns as to the capacity and service currently available and their concern around the service which may be offered in future following continued development.

Community Services and Facilities

9.8 The retention of facilities and services is essential to the livelihood of the village and helps reduce rural isolation and social exclusion. Established in 2011, the Community Shop, run by volunteers, is open 7 days a week providing a wide range of goods and services. It offers local produce wherever possible and a further social focal point within the village. It has further potential for development offering a wider range of services. The Village Hall was originally built in the 1920s but has been updated and modernised and offers a further popular meeting and social point for village activities. It can accommodate up to 150 people and is also available for private hire. The Black Horse is a focal social and meeting point within the village supporting many village initiatives and events. It has been central in offering support, space and premises for the Community Shop and has very positive online reviews. The village also has the benefit of being served by a Mobile Post Office (currently calling on Monday and Friday) and Mobile Library (calling every four weeks on a Thursday).



9.9 It is vital that services and facilities are protected and enhanced for the use of current and future residents. 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.

9.10 In some instances, the loss of a service might have a significant detrimental impact on the settlement and its sustainability. The 'Assets of Community Value' / 'Community Right to Bid' scheme was introduced by the Government in the Localism Act 2011 and came into force in September 2012. The aim of the Right is to give community groups time to make realistic bids to buy land or buildings that are of importance to the local community

when they come up for sale. Under the Community Right to Bid, community groups are able to nominate non-residential buildings or land within their communities as 'assets of community value' which cannot be sold without the community group being given the opportunity to put together a bid to purchase the asset. A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interests' include cultural, recreational and sporting interests. It may be appropriate during the lifetime of the Neighbourhood Plan to seek to get the District Council to designate land or buildings as Assets of Community Value.



Policy THN17 - 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) including:

- The Black Horse PH;
- The Community Shop;
- The Village Hall;
- The Primary School;

will only be permitted where:

- i 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
- ii 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
- iii 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.

10. Transport and Highways

Transport and Highways Objectives

- 9 Address traffic speed and safety issues
- 10 Protect and enhance the village public rights of way network
- 11 Maintain and enhance transport services for those with limited car access

Car

10.1 Car ownership levels in the village are necessarily high in order to travel to and from residents' required destinations. Thorndon is a rural village with good road access although most village roads have limited width and passing places. Situated just off the A140 it is relatively easy to access nearby towns and cities including Ipswich, Bury St Edmunds and Norwich.

which have caused damage to several vehicles when commuting in and out of the village. Some of these potholes have now been filled. This pothole blight is likely to continue to be a problem area into the future due to the apparent general lack of funding, an expected increased volume of traffic and the natural wear and tear on the roads with the day to day traffic moving in and out of the village.

Bus

10.2 There are three local bus routes which serve Thorndon and currently operated by Simonds and High Suffolk Community Transport. Bus stops are located outside the Black Horse Pub, at the Church and on Wash Hill. The 113 service operates between Ipswich and Diss via Mendlesham and Eye. The 114 between Ipswich and Diss via Debenham and Eye. The number 2 operates between Southolt and Bury St Edmunds calling at many villages. With changes at Diss bus station passengers can also access Norwich with ease.

10.5 There is only one small section of highway that has a pavement, the stretch between the Black Horse Pub and the Primary School with continuation to the bottom of Fen View. Many of the minor roads would be too narrow to add additional pavements as the village increases in size in the future. However, with further increase in traffic due to village expansion, further pavements maybe required to ensure pedestrians can remain safe.

Train

10.3 Those residents who wish to access the train can do so at either Diss or Stowmarket, both of which are no more than a 20 minutes' drive away. This means that those in the village who require a daily train commute to areas such as London are reasonably well served.

Highways

10.4 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. However, the state of some areas of road, namely the main access road into and out of Thorndon which joins the A140 has declined following the bad weather conditions of 2017/18 winter. This caused the appearance of several large potholes

Traffic volume and movement within Thorndon

10.6 The village survey illustrated that 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. Monitored results for the first 2 years of operation are summarised below:



10.7 A 7.5 tonne weight restriction is in operation to reduce the number of heavy loads accessing the village. However, due to the agricultural operations in and surrounding the village, there are a number of larger tractors and farm vehicles regularly accessing/passing through the village, which can be problematic on the narrower roads. 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 if, indeed, any modification is possible due to land ownership and other constraint.

10.8 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.

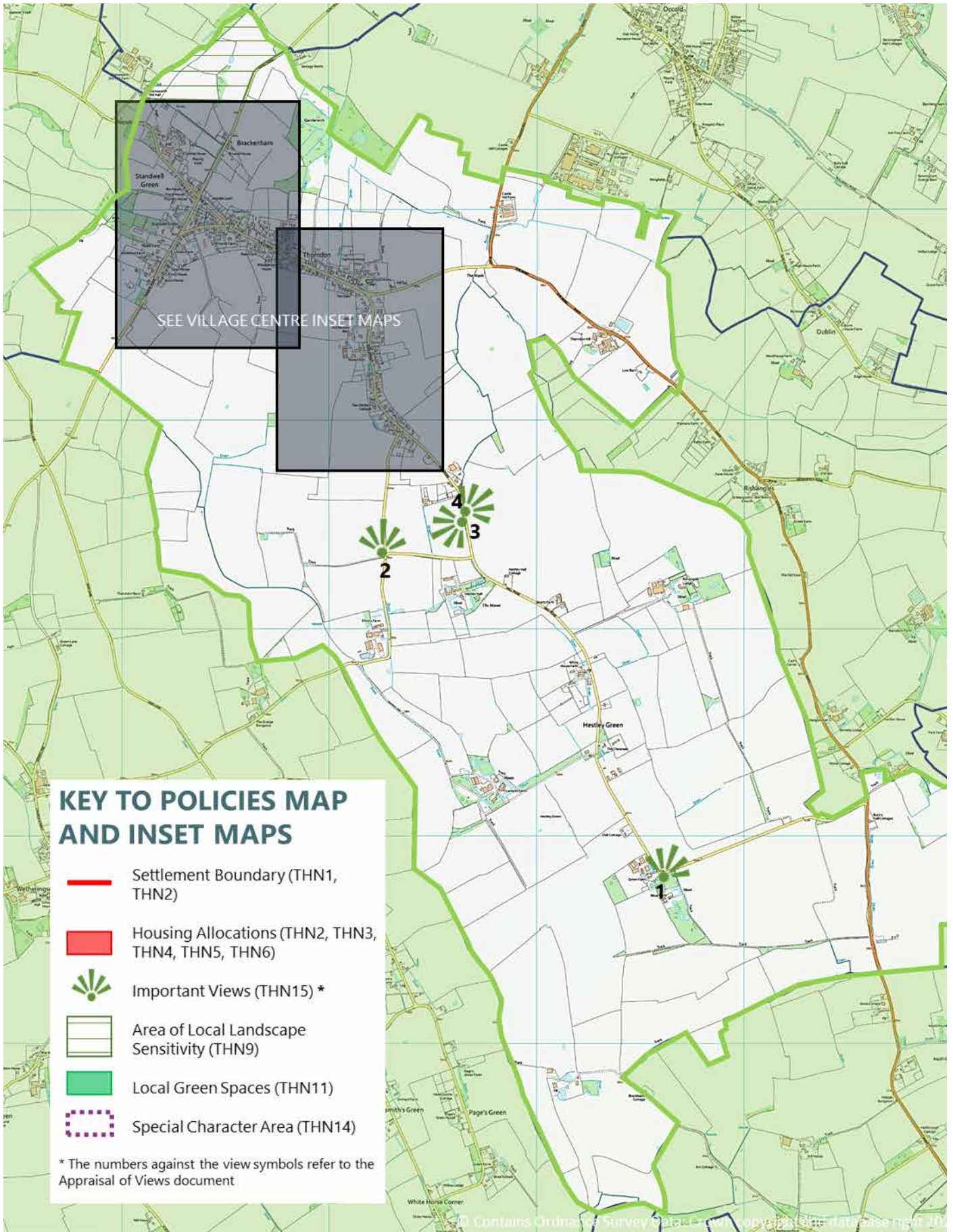
10.9 Not all houses in Thorndon possess off road parking which means that some areas such as Fen View and The Street are congested with vehicles having to park on the road. With already narrow roads in some places this is likely to cause issues with access particularly in the case of emergency services vehicles. There is also a particular issue with traffic and inappropriate parking/congestion outside the primary school during the peak times. However, more recently the Church car park has been extended and many parents use this to park when collecting their children.

Quiet Lanes

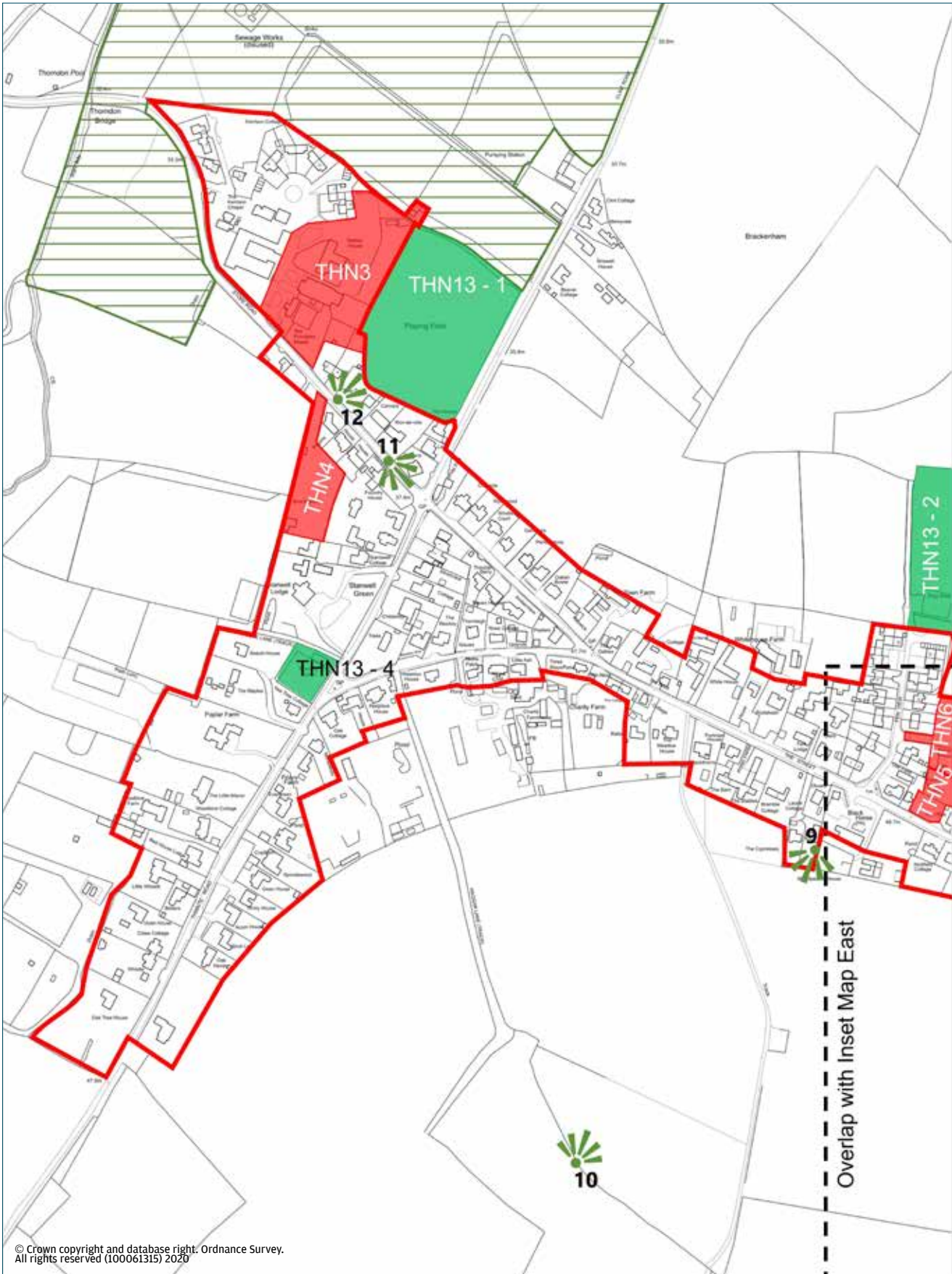
Quiet Lanes are minor rural roads, typically C or unclassified routes, which have been designated by local highway authorities to pay special attention to the needs of walkers, cyclists, horse riders and other vulnerable road users, and to offer protection from speeding traffic. Cars are not banned from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

Public Rights of Way Network

10.10 The parish has a good extent of public rights of way linking various parts of the village. All are designated public footpaths and there are no bridleways or byways where cyclists and horse riders can ride off-road. 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. The Mid Suffolk Footpath, which runs from Hoxne to Stowmarket, passes through the village.



11 Inset Map - West



© Crown copyright and database right. Ordnance Survey. All rights reserved (100061315) 2020

Glossary

Affordable housing: The NPPF defines Affordable Housing as “housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:” Definitions are set out for a) affordable housing for rent; b) starter homes; c) discounted market sales housing; and d) other affordable routes to home ownership.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

Biodiversity: Describes the range and variety of living organisms within an ecosystem. It can include all living organisms, plants, animals, fungi and bacteria and is often used to indicate the richness or number of species in an area. Such an area can be defined at different levels across the globe or be limited to a local area such as a parish.

Buildings of local significance: Locally important building valued for its contribution to the local scene or for local historical situations but not meriting listed status.

Settlement Boundary: These are defined in the Mid Suffolk Local Plan 1998 and the policies in the Mid Suffolk Core Strategy 2008 also refers to them. They are a planning term that do not necessarily include all buildings within the boundary.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Green infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Habitat: The natural home of an animal or plant often designated as an area of nature conservation interest.

Heritage asset: A term that includes designated heritage assets (e.g. listed buildings, world heritage sites, conservation areas, scheduled monuments, protected wreck sites, registered parks and gardens and battlefields) and non-designated assets identified by the local planning authority. Non-designated heritage assets include sites of archaeological interest, buildings, structures or features of local heritage interest listed by, or fulfilling criteria for listing by, the local planning authority.

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Infrastructure: The basic physical and organisational structures and facilities (e.g. buildings, roads and power supplies) necessary for development to take place.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area which in this case is Mid Suffolk District Council.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural exception sites for affordable housing: Sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints. Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the parish.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Use Classes: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

Wildlife corridor: A wildlife corridor is a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat, Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations of plants and animals.

Appendix 1 - Listed Buildings

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.

Grade II*

CHURCH OF ALL SAINTS, THE STREET
SHORTS FARMHOUSE

Grade II

CORNER HOUSE, HIGH STREET
LOUNDES, HIGH STREET
MOLE COTTAGE, HIGH STREET
31 HIGH STREET,
STREET FARMHOUSE, HIGH STREET
MANOR FARMHOUSE, THE STREET
CHURCH FARMHOUSE, THE STREET
POST MILL ROUNDHOUSE, THE STREET
WHITE HOUSE FARMHOUSE, THE STREET
THREE WAYS, THE STREET
FRIARS FARMHOUSE, THWAITE ROAD
LOW BARN COTTAGE
ROSE COTTAGE, HALL ROAD
LAMPITS FARMHOUSE, HESTLEY GREEN
HERON CHASE, HESTLEY GREEN
THORNDON HILL,
HESTLEY HALL, HALL ROAD
9 AND 10, HALL ROAD
THE CHESTNUTS, HESTLEY GREEN
GREEN FARMHOUSE, HESTLEY GREEN
THE SHIELING, THE STREET
TOWN FARMHOUSE, THE STREET
LAUREL COTTAGE, THE STREET
CHARITY FARMHOUSE, THWAITE ROAD
LITTLE MANOR, THWAITE ROAD
PRINCEWOOD, HALL ROAD
MOAT FARMHOUSE, HESTLEY GREEN
23, HIGH STREET
DOWLANDS, HIGH STREET
OLD RECTORY, HIGH STREET
SWAN HILL COTTAGE, HALL ROAD
BEARTS FARMHOUSE, HALL ROAD
BARN 60 METRES SOUTH OF MANOR FARMHOUSE, HIGH STREET

Appendix 2 - Buildings of Local Significance

In preparing the Neighbourhood Plan the following buildings and structures in the village, which are not currently listed buildings, have been identified as having a particular local significance due to their history or architectural style. This appendix provides details of those buildings and why they are important.

Moat Farmhouse, High Street

Although Suffolk Heritage state that there is palaeoenvironmental evidence suggesting medieval domestic activity at the farm, little is known about origins of the farmhouse itself. It is thought that the older part of the house was from the 1700's and the newer side of the farmhouse has rafters dated in the 1800's.

Thorndon CEVP School, The Street

The school was built on the site of the old workhouse and funds were raised in 1873 to build the school. The school was enlarged in 1911. Currently the school still has problems with lack of space.

The Black Horse, The Street

Originally, the main beer house in Thorndon provided accommodation and stabling for travellers and with its farm called Jays, it belonged to the Rectorial Manor. There are records of tenants from 1613.

The Millhouse, The Street

Built in 1797, the post mill was one of the two highest mills in Suffolk. The Mill was struck by lightning in 1923 and the top dismantled the next year. The roundhouse has since been converted to a house.

The Old Police Station, The Street

Now named Rose Cottage, this was the first purpose-built police station in the village. Date unknown as to when it was built but was built on land belonging to thatcher next door in Ivy Cottage. Census of 1871 shows police constable living there.

Peeler's Cottage, Stanwell Green

Originally called Blenheim House, the County took over this property on 21st June 1917. Several police constables were stationed there but in 1947 Peeler's Cottage was bought by Kerrison School and a purpose-built police house was built at the top of Wash Hill on land belonging to Church Farm.

The Old Fire Engine Station, The Street

The village Fire Engine was originally housed in Stanwell Lodge or Hestley Hall but in March 1891 money was raised to build the fire engine house. In 1947 the fire engine was sold due to changes in legislation when the Fire Service Act was passed.

Kelly House, Kerrison, Stoke Road

Kerrison Reformatory was established in 1856 and in 1953 Mr and Mrs D Kelly were appointed Headmaster and Matron until 1979. During this time additional accommodation was built and the first building was named School House which then became known as Kelly House after the erection of three more buildings took place. When the school closed it became a local authority training centre. This building has now been completely renovated and is currently offering apartments and houses for sale.

Sources:

Suffolk Heritage

Thorndon A Clayland Village by Irene Theobald J. Edgecombe

Appendix 3 - Development Design Checklist

Source: AECOM Design Guidelines

Street Grid and Layout
Does it favour accessibility and connectivity over cul-de-sac models? If not, why?
Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists, and those with disabilities?
What are the essential characteristics of the existing street pattern? Are these reflected in the proposal?
How will the new design or extension integrate with the existing street arrangement?
Are the new points of access appropriate in terms of patterns of movement?
Do the points of access conform to the statutory technical requirements?
Local Green Spaces, Views and Character
What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
Does the proposal maintain or enhance any identified views or views in general?
How does the proposal affect the trees on or adjacent to the site?
Has the proposal been considered in its widest context?
Has the impact on the landscape quality of the area been taken into account?
In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
How does the proposal affect trees on or adjacent to the site?
How does the proposal affect the character of a rural location?
How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
Can any new views be created?
Is there adequate amenity space for the development?
Does the new development respect and enhance existing amenity space?
Have opportunities for enhancing existing amenity spaces been explored?
Will any communal amenity spaces be created? If so, how will this be used by the new owners and how will it be managed?
Gateway and Access Features
What is the arrival point, how is it designed?
Does the proposal maintain or enhance the existing gaps between villages?
Does the proposal affect or change the setting of a listed building or listed landscape?
Is the landscaping to be hard or soft?
Buildings Layout and Grouping
What are the typical groupings of buildings?
How have the existing groupings been reflected in the proposal?
Are proposed groups of buildings offering variety and texture to the townscape?
What effect would the proposal have on the streetscape?
Does the proposal maintain the character of dwelling clusters stemming from the main road?
Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
Building Line and Boundary Treatment
What are the characteristics of the building line?
How has the building line been respected in the proposals?
Have the appropriateness of the boundary treatments been considered in the context of the site?

Building Heights and Roofline
What are the characteristics of the roofline?
Have the proposals paid careful attention to height, form, massing, and scale?
If a higher than average building is proposed, what would be the reason for making the development higher?
Household Extensions
Does the proposed design respect the character of the area and the immediate neighbourhood, or does it have an adverse impact on neighbouring properties in relation to privacy, overbearing, or overshadowing impact?
Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
Do the proposed materials match those of the existing dwelling?
In case of side extension, does it retain important gaps within the street scene and avoid a 'terracing effect'?
Are there any proposed dormer roof extensions set within the roof slope?
Does the proposed extension respond to the existing pattern of window and door openings?
Is the side extension set back from the front of the house?
Building Materials and Surface Treatment
What is the distinctive material in the area, if any?
Does the proposed material harmonise with the local material?
Does the proposal use high quality materials?
Have the details of the windows, doors, eaves, and roof been addressed in the context of the overall design?
Do the new proposed materials respect or enhance the existing area or adversely change its character?
Car Parking Solutions
What parking solutions have been considered?
Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
Has planting been considered to soften the presence of cars?
Does the proposed car parking compromise the amenity of adjoining properties?
Architectural Details and Contemporary Design
Does the proposal harmonise with the adjacent properties? This means that it follows the height, massing, and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
Does the proposal maintain or enhance the existing landscape features?
Has the local architectural character and precedent been demonstrated in the proposals?
If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?



THORNDON NEIGHBOURHOOD PLAN 2018 - 2036