



THURGARTON

NEIGHBOURHOOD PLAN 2016 – 2026

Pre-Submission Draft (October 2016)



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1. INTRODUCTION: THURGARTON'S FIRST NEIGHBOURHOOD PLAN

- 1.1 This Neighbourhood Plan has been prepared by and for residents of Thurgarton Parish.
- 1.2 The Parish area shown in Figure 1 below was designated as a Neighbourhood Plan area and Thurgarton Parish Council was designated as a qualifying body to prepare a Neighbourhood Plan in March 2015. The Thurgarton Neighbourhood Plan sets out a vision for the future of the community and a proposed set of planning policies intended to help in achieving that vision.

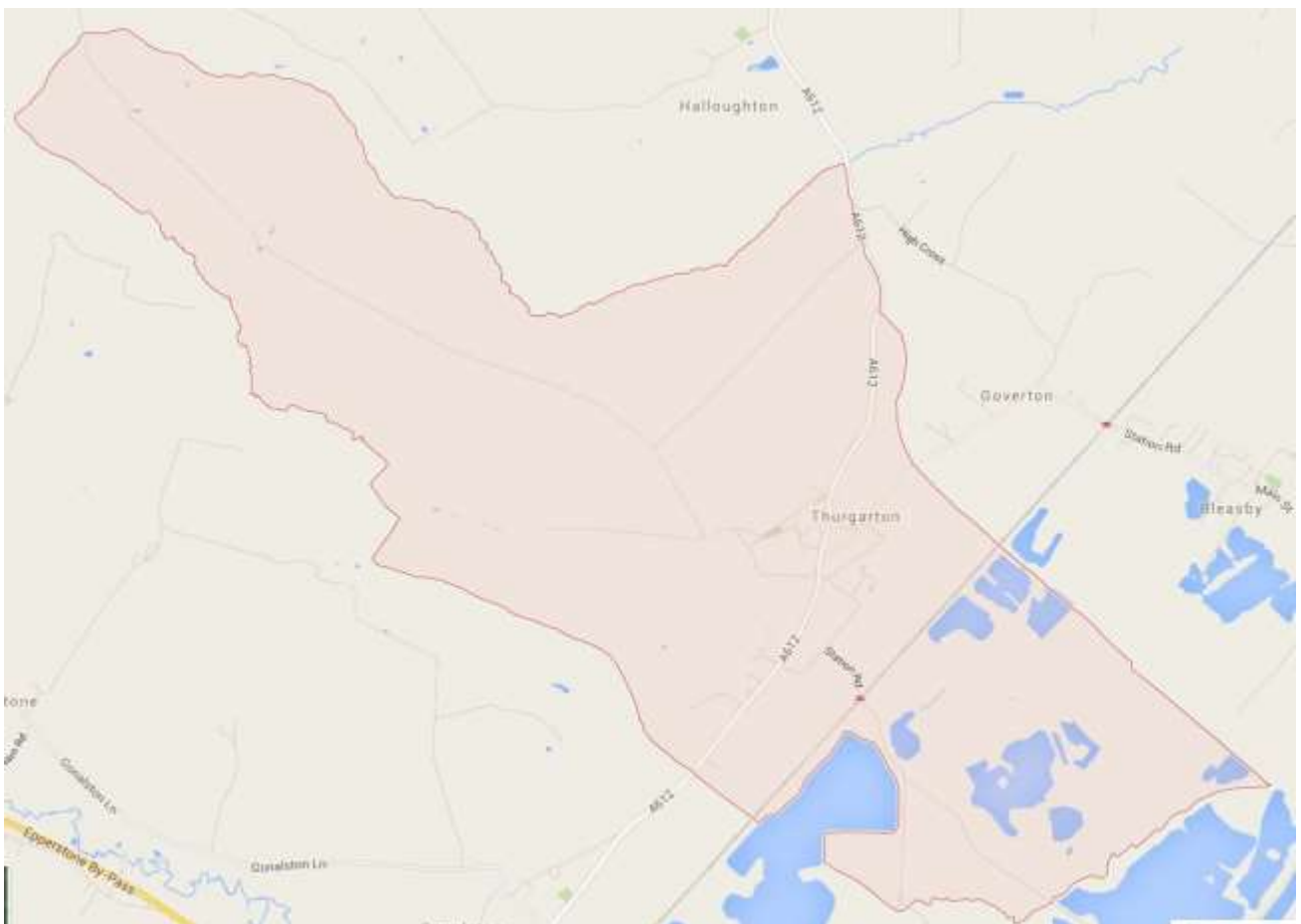


Figure 1: Thurgarton Designated Neighbourhood Area

What is the Thurgarton Neighbourhood Plan?

- 1.3 Neighbourhood Plans are important parts of the Planning system. They were introduced by the Localism Act, 2011, to enable local communities to have greater influence over changes and developments in their villages and neighbourhoods.
- 1.4 Neighbourhood plans must be supported by the communities on whose behalf they are prepared, so a neighbourhood plan cannot be adopted unless it has been approved by a majority in a local referendum.
- 1.5 There are limitations on the matters a neighbourhood plan can influence. The policies must relate only to land-use and planning, so they cannot, for example, include other matters and concerns like litter, anti-social behaviour, and the detailed management of open spaces, schools and community buildings.
- 1.6 A Neighbourhood plan forms part of what is known as the “Development Plan” for the area it covers – sitting alongside the Local Plan for the wider district. When the local planning authority receives an application for planning permission it must make its decision in accordance with the development plan – including the Neighbourhood Plan - unless material considerations indicate otherwise (this is set out in section 38(6) of the Planning and Compulsory Purchase Act 2004).
- 1.7 Because it carries so much weight when planning applications are being considered and decided, a neighbourhood plan has to be consistent with national planning policies and guidance (these are set out in the National Planning Policy Framework, or “NPPF”, and Planning Practice Guidance), and with the adopted Development Plan for the district. In this case the current, adopted development plans for Newark and Sherwood District Council (NSDC) – the local planning authority – are the Core Strategy (2011) and the Allocations and Development Management DPD (2013) (A&DM DPD).
- 1.8 This Neighbourhood Plan is intended as a 10-year plan to be implemented in tandem with the Core Strategy. It will be subject to a review after 5 years and it is intended that the Parish Council will report progress to all households in the parish on an annual basis.
- 1.9 As well as being in general conformity with national planning policies and guidance, and local strategic policies, every Neighbourhood Plan must also satisfy certain other conditions before it can be approved and then taken into account when planning applications are being considered. It must be shown that the Plan:
 - has been prepared in accordance with The Localism Act 2011 and The Neighbourhood Planning (General) Regulations 2012;
 - contributes to the achievement of sustainable development;
 - does not breach and is compatible with European Union obligations and the European convention of Human Rights; and,
 - meets prescribed conditions and complies with prescribed matters in relation to the Neighbourhood Plan .

1.10 The Parish Council has worked collaboratively with NSDC to ensure that this plan meets these basic conditions.

Why should Thurgarton have a Neighbourhood Plan?

1.11 The Neighbourhood Plan for Thurgarton will enable the local community to have the strongest possible influence over the way the village and parish develops and changes. Although it is intended that the rural character of the area will not change significantly and the village will not grow greatly, over the next decade or so, new developments and changes that require planning permission will undoubtedly come forward and it is important that the local community is able to influence those in a considered and coherent way – a planned way.

1.12 Clear policies about the types of development that will be supported give everyone more certainty about what is acceptable and what is not. In this way, features and assets that are valued by the community – the things that distinguish Thurgarton from other places and that contribute to the quality of people's lives - can be protected into the future and, where possible, enhanced.

1.13 The Neighbourhood Plan will help to:

- preserve the things that draw people to the village and make them want to stay here;
- protect the environment that local people value;
- ensure that housing, services and recreation develop in line with local aspirations and needs.

1.14 It will do this through its policy, which will be used and implemented by:

- Thurgarton Parish Council, when responding to new planning applications within the parish;
- NSDC, in the formal consideration and determination of planning applications for development within the parish;
- Nottinghamshire County Council, as the local authority for determining minerals and waste planning applications and County Council development proposals e.g. for schools, libraries and youth provision;
- The Planning Inspectorate, in the event of an appeal against any refusal of planning permission issued by the Local Planning Authority where the Neighbourhood Plan policies are cited as part of the reason for refusal.

Preparing the Neighbourhood Plan

1.15 This Neighbourhood Plan has been prepared on behalf of the Parish Council by the Steering Group, supported by professional consultants.

1.16 The Plan has reached the pre-submission stage. This is the pre-submission draft plan that is being publicised and consulted on for a statutory period of 6 weeks prior to formal submission to NSDC. Parish residents, businesses and landowners together with

neighbouring local authorities and parishes, service providers and other interested parties are invited to comment between 17th October and 25th November 2016.

1.17 Before this draft Neighbourhood Plan was produced:

- the Parish Council established a formal Steering Group in November 2015 (made up of Parish Councillors and members of the community) and asked it to lead the preparation of a Neighbourhood Plan, on the Council's behalf;
- In March 2015, NSDC agreed to the preparation of a Neighbourhood Plan for Thurgarton and approved the area it is to cover – that is the whole of Thurgarton Parish;
- Periodic updates on the progress of the Plan were published in the Thurgarton People (the magazine for the Parish) between November 2015 and September 2016 and are planned for thereafter. The Magazine is delivered to most residents and is also available on the Parish web site;
- Two questionnaires were circulated, seeking information and opinions from people living in Thurgarton and the responses were analysed (June 2014 and June 2016);
- A Housing Needs Survey was conducted in July 2015;
- A community drop-in event was held during July 2016;
- Consultations with local businesses, landowners, pupils at local schools and village groups (including the W.I. and Cricket Club) took place in January and June 2016;
- Analysis of responses to the above consultations were made available for people to read and were taken into account in preparing the Draft Neighbourhood Plan; and,
- Information on a range of relevant social, demographic, environmental and economic matters was gathered and considered;

1.18 A Strategic Environmental Assessment scoping study is being carried out by the District Council and is due to be completed in the early part of the six-week consultation. It is expected that it will recommend there are no significant environmental effects resulting from the Plan and that a Strategic Environmental Assessment is not required.

1.19 A Consultation Statement detailing the consultation process to date has been produced to accompany the Neighbourhood Plan; and will be finalised following consultation on this version of the Plan.

When will the Thurgarton Neighbourhood Plan be completed?

1.20 The comments received as part of this stage of consultation will be carefully reviewed and changes made to the document as necessary. The Neighbourhood Plan will then be submitted to NSDC and it will be subject to a further 6-week consultation. The examination (by an independent examiner) will then follow and subject to the examiner being satisfied that the Plan meets all the requirements, it will proceed to referendum. It is hoped that this will be mid 2017.

2. ABOUT THURGARTON

The Place

- 2.1 The Parish of Thurgarton sits on the edge of the Trent Valley some 10 miles from Nottingham city centre, and only 3 miles from Southwell. The parish is located in a mainly rural setting. It extends to the north east beyond Thurgarton Quarters Farm, almost reaching the Epperstone Road, and to the south east runs beyond the railway line and Coneygre Farm to the edge of the old gravel pits (now used by Nottinghamshire County Sailing Club).
- 2.2 From the early Saxon settlement to the mid 20th century Thurgarton had been an agricultural community. Over the past half-century it has become a dormitory village for Nottingham.
- 2.3 The majority of dwellings are concentrated in the village of Thurgarton, which sits astride the busy A612 Nottingham to Southwell road. The village is sited at the interface of the flat landscape of the Trent valley and the undulating hills of the 'dumble farmlands' to the west. The landscape character of these distinct areas is described in detail in the Thurgarton Conservation Appraisal.
- 2.4 The village is served by a regular bus service to Southwell and Nottingham, and has its own railway station on the Newark Castle/Nottingham line a short distance from the village

Heritage Assets

- 2.5 Thurgarton is an ancient parish, with a rich heritage of historic sites and buildings. Almost the entire village is designated as a conservation area, and includes at least ten listed buildings (shown on the plan below). The most notable of these are Thurgarton Priory (Grade II*) and St Peter's Church (Grade I) – the site of an important Augustinian Priory which once controlled large parts of the surrounding countryside. The parish also contains the site of a Roman Villa, an ancient stone sheep-wash, and the site of a small castle or fort known as Castle Hill.

Green Belt

- 2.6 The Nottingham Derby green belt extends as far as the south western part of the Parish (shown on figure 2, below) and so National Policy in the form of the NPPF provides a major influence on development within this area. Any downgrading of or change to the Green Belt status could obviously have an effect on new development in the parish. As a result of this juxtaposition, there is currently protection against large scale development to the south west of the village.

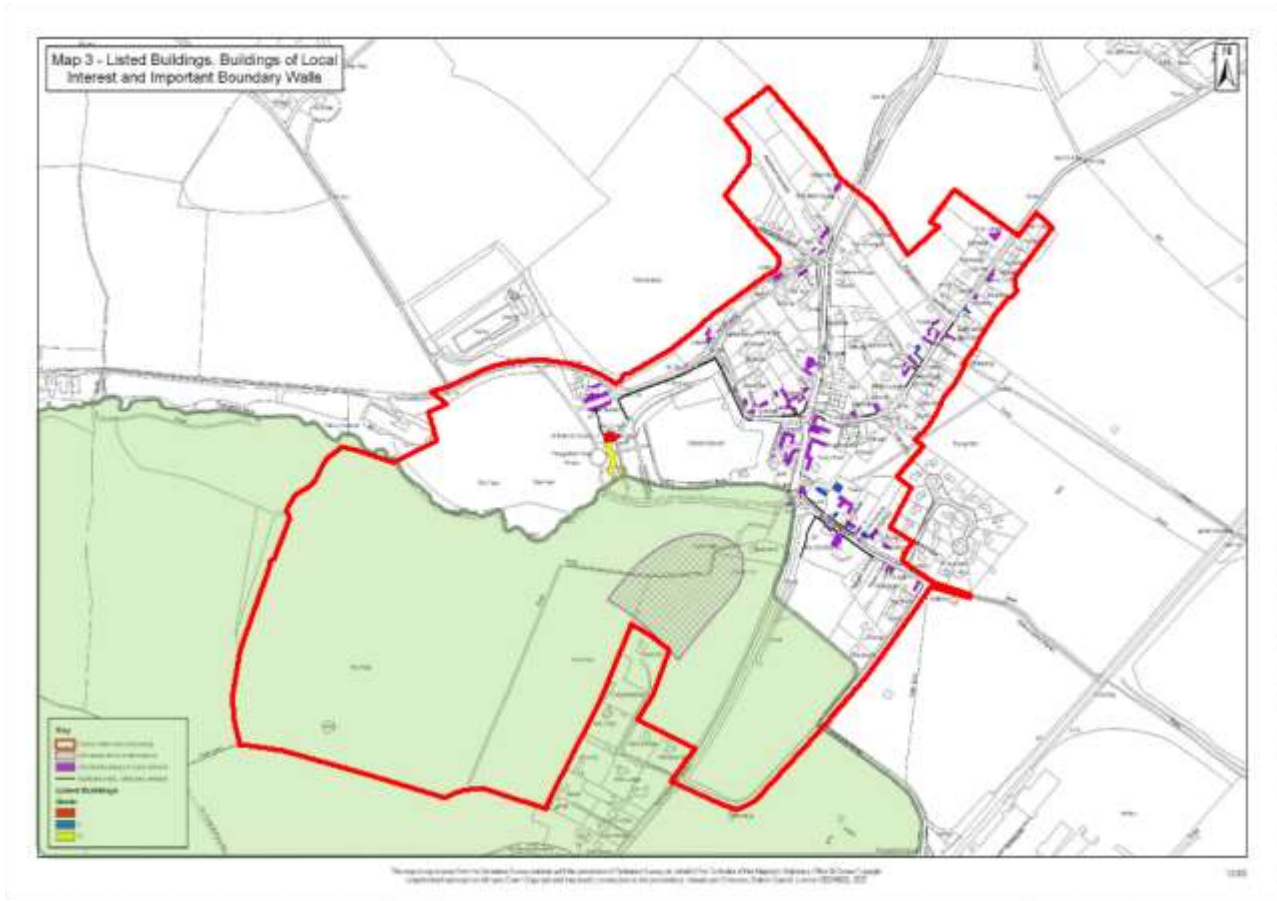


Figure 2: Thurgarton's Conservation Area, Listed Buildings and area of Green Belt

Flooding

- 2.7 Some areas within the parish are liable to flooding from the Beck – a major drainage channel for the area – and occasionally from field run-off adjacent to properties. The Parish Council is working with the Internal Drainage Board to devise and implement a flood management solution for the village to provide flood alleviation. This, or future versions of the Neighbourhood Plan, could help to implement such solutions.
- 2.8 Flooding is an extremely important factor in relation to any new development within the parish and has been cited as of concern in a parish survey. New properties must not themselves be built so as to be at risk, and new development must not cause other properties to be put at any greater risk. Careful consideration of floor levels, rainwater and sewage disposal and landscaping is therefore necessary in order to alleviate any future problems in this regard. It is considered that the district level planning policies provide a sufficient framework for these matters to be properly considered and, therefore, this plan does not seek to duplicate that policy.

Community Facilities and Assets

- 2.9 Community facilities and assets are an important part of village life, they create social cohesion and provide residents with a sense of belonging and identity thus increasing well-being and quality of life. Thurgarton's community facilities are described in information box 1 and located on figure 3 and 4.

INFORMATION BOX 1: THURGARTON'S COMMUNITY FACILITIES AND ASSETS

1. Village Hall

The Village Hall is an integral part of the village where the community meets and socialises. It is a registered charity managed for the benefit of the local community by the Thurgarton Community Association Committee. Priority is given to events and activities run by the local community groups such as WI and to private bookings by residents of the village. Though the lease for the hall does not expire until 2054, it is important to the community that Thurgarton retains this important facility.



2. St Peter's Church

The Priory Church of St. Peter is part of a combined benefice of seven parishes, incorporating the nearby villages. It was founded in the 12th century and is an impressive church building (recognised as *Early English* in style), nestled in an idyllic countryside setting.



3. Methodist Chapel

There has been a Methodist presence in Thurgarton since 1833 when a wooden building was erected, which was latterly made into a permanent structure in 1927. The church is used for activities other than worship since the pews were removed providing a more flexible space which is suitable for events.



4. Village pub (The Red Lion)

Dating back to 16th Century, The Red Lion is a traditional English pub serving food.

A pub provides an important role in a village community - it provides a focal point, helps bring together members of the community who may not otherwise interact with one another as well as contributing to the local economy. Up until 2015, Thurgarton was served with 2 pubs. The Coach & Horses was sold and redeveloped to create a total of 5 new residential properties.



5. Old Village Shop (currently Acacia Hair Salon)

The hair salon opened in 2015 in the former post office/village shop



6. Cricket Club

The cricket club is located in the grounds of Thurgarton Priory the former home of Jesse Boot – the founder of the Boots Company. The picturesque ground has been recognised with numerous awards including Rural England 'Best Kept Cricket Ground' in 2002. The ground was founded in 1875 and is run by members on behalf of the village and the site is leased from the owner of the Priory with some 35 years left on the lease. The Club has an extensive fixture list during the cricket season as well as hosting several village social events. In 2014 planning permission was granted for a new pavilion and subject to sufficient funds being raised work will start in 2016/17.



7. Railway station

The railway station dates back to 1880 and most of the original décor remains albeit the station house is now a private home and electric barriers were added at a later date. The station is owned by Network Rail and managed by East Midlands Trains who provide services to the station on the Nottingham to Lincoln line. The station is unstaffed and there are 9 trains that stop at the station each weekday.



8. Green open spaces including burial grounds

The green open spaces in Thurgarton are key to the character of the village providing essential ecological and social benefits.



9. Bridleways and public footpaths (shown in Figure 4)

Being set in a rural location, the parish footpaths and bridleways are an important asset to the green infrastructure regularly used by the villagers ensuring they don't become overgrown and unusable.



10. Bus Service

The 100 Pathfinder line bus service operated by Nottingham City Transport runs between Nottingham and Southwell every 30 minutes and is popular with the villagers. The service is vital for the village as it provides link to the larger town of Southwell with its wider range of amenities – doctors, dentists, shops, post office



11. Telephone box

The iconic, traditional red phone box has been acquired by the Parish Council, which is canvassing the village for ideas on converting it into a community facility.



12. Thurgarton Walled Garden Allotments (TWGA)

Roland Duce, the owner of Thurgarton Priory offered to create the TWGA in 2013. There are 24 plots in total with a plan to add a further 2 plots in the future. They vary in size from 6m² to 9m² and were distributed to interested parties at the AGM in November 2013. There are 16 members of the TWGA – 8 are from Thurgarton and the others from surrounding villages. Since 2013, there have been 2 people who have given up plots but have subsequently been filled by new members.



13. War Memorial

The memorial was donated by Mrs Upton of Thurgarton Priory in 1919 and bears the names of two of her grandsons, Thomas Upton and Thomas Osborne.

The memorial was restored and rededicated in 2010; one name, Thomas Paling, was added to the memorial. The memorial includes the names of two men who died in the Second World War. Additionally, the parish church has a roll of honour which lists the parishioners who served in the Great War; the names of those who died of wounds, were killed in action or were posted 'missing' are annotated accordingly.



14. Sheep wash bridge

Second oldest sheep wash bridge in England. The bridge carries an old track way over a small stream, the Thurgarton beck or dumble, a mile to the north of the village. The sheep wash was in use in late 18th century and archaeologists suggest it may have originated in the mid-17th century



15. Notice boards

The village has 3 permanent notice boards: outside the Old Village Shop (currently Acacia Hair salon), on Corner Croft and outside the Village Hall. The boards display useful information on events that are happening in the village



16. Ridge and Furrow field

The mediaeval method of ploughing with ox teams along narrow strips of land gave rise to the typical ridge and furrow patterns which have survived in many lowland parishes of Britain and are visible on field walking or in aerial photographs. In Thurgarton there are records showing: Great field, Over field, Spital field as arable strips of plough land which surround the village and lie on the well-drained escarpment land. The land strips (selions) are clearly seen on the Trinity map and aerial photos clearly show ridge and furrow patterns for Great Field and assarted land as shown in the map.



17. Flag pole

Situated on Corner Croft in Thurgarton.



18. Former gravel pit lakes

There are several lakes around Thurgarton that are now used for a variety of leisure activities i.e. walking, boating, fishing, swimming etc.



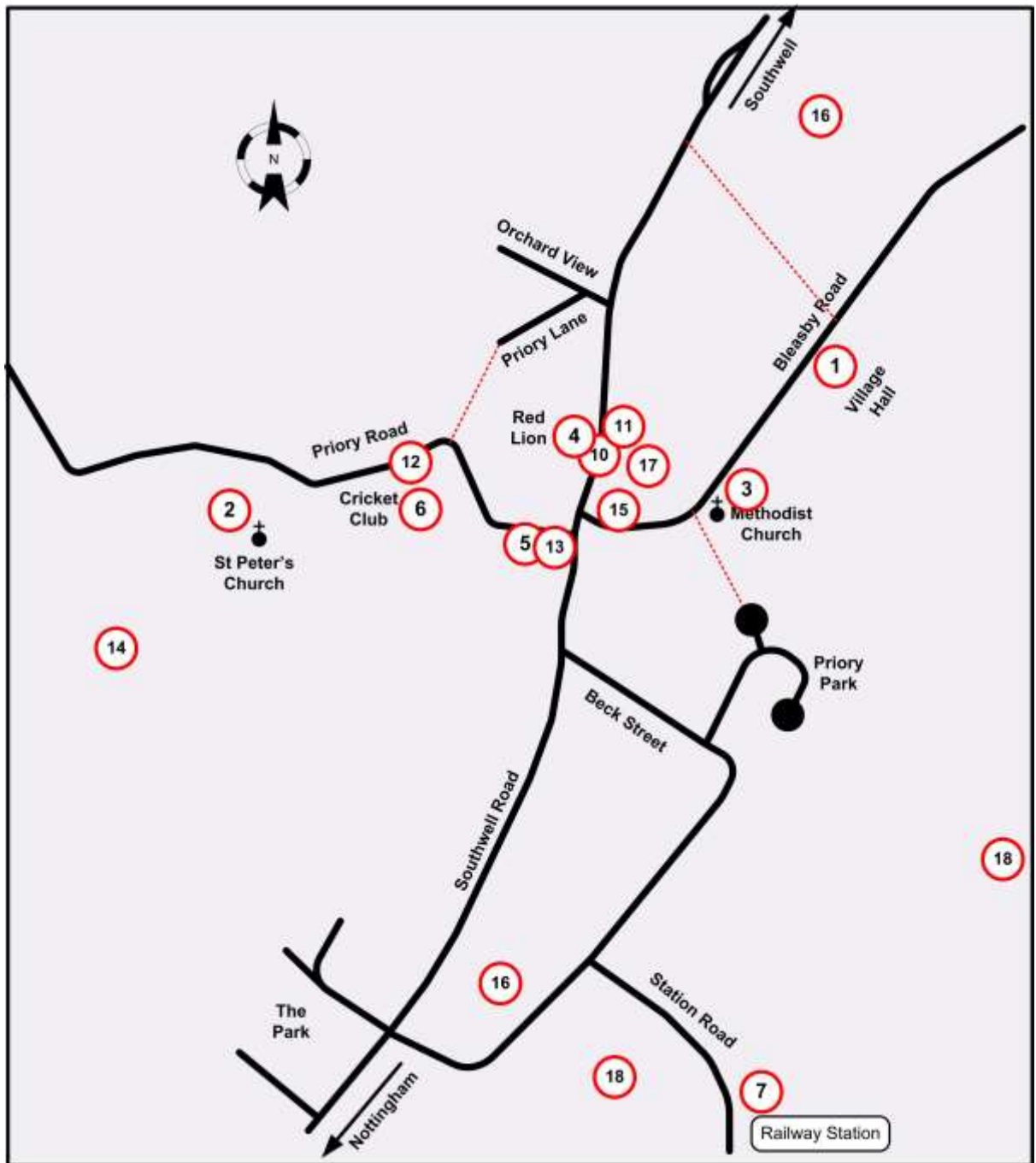


Figure 3: Map of community and heritage assets

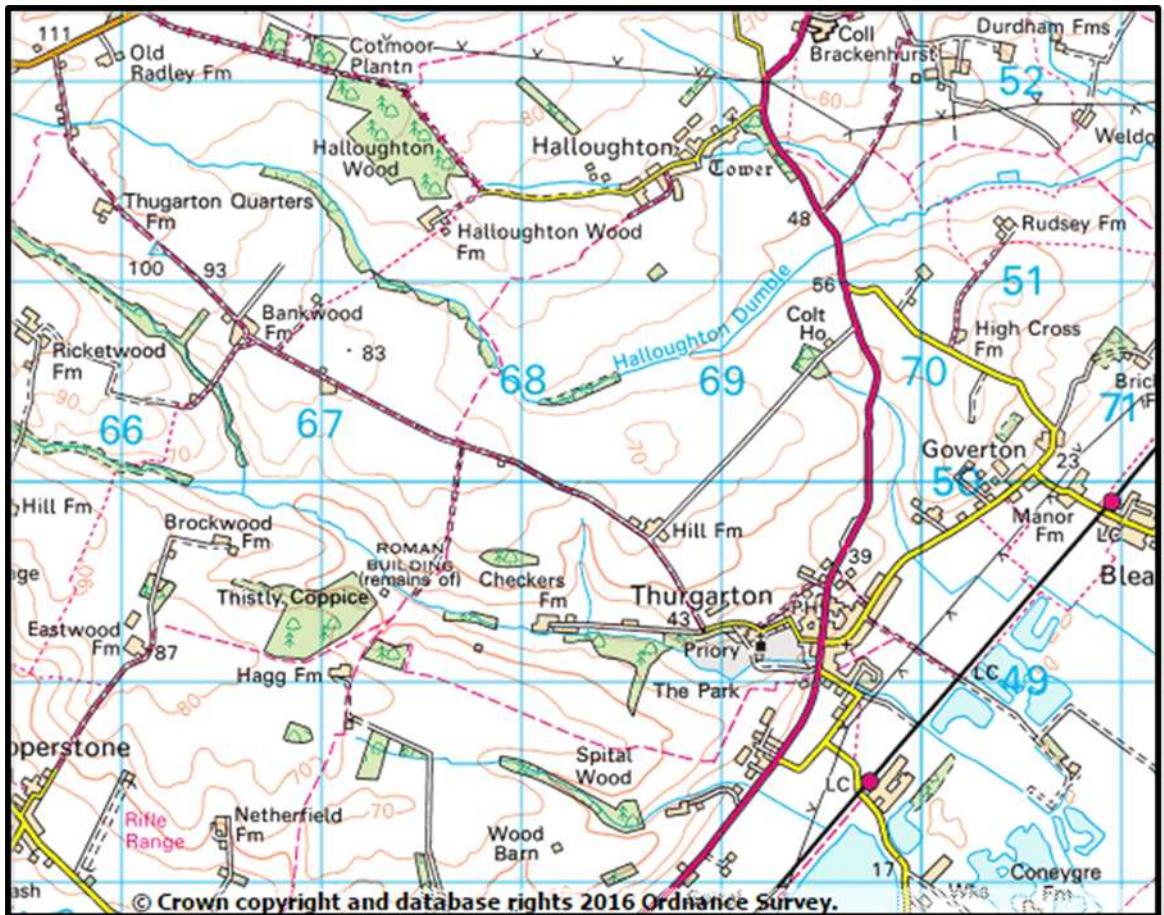


Figure 4: Ordnance Survey map marked with public footpaths and bridleways
 ----- Footpath
 -.-.-.-.- Bridleway

The People

- 3.1 At the time of the 2011 Census, Thurgarton’s population was recorded as 440, living in about 175 households – an increase of 28 residents and 6 households from the 2001 Census. The age distribution of the population is summarised in the table below.

Age range	Number of people	Percentage (rounded)
0-15	72	16%
16 to 17	15	3%
18 to 24	18	4%
25 to 44	69	16%
45 to 64	158	36%
65+	108	25%
Total	440	

- 3.2 The mean age was 46.2 years. About 25% of the people living in Thurgarton in 2011 were aged 65 or over, with about 36% in the age bracket 45-64. Based on recent data showing trends in life expectancy and National health profiles the best case scenario can see life expectancy for men to be 97.5 years and women 103.7 years it is reasonable to assume a higher proportion of residents in Thurgarton will be over 60 years old by the end of this plan period.
- 3.3 Most residents who are employed travel outside the Parish to work; largely to Nottingham, with some working in other towns and villages nearby and a few travelling further. Within the village and the parish there are a number of small businesses and people who are self-employed, and within the wider parish there are just a few larger employers – some agricultural and some industrial.
- 3.4 Information from the 2011 Census shows that around half of Thurgarton’s working population are employed in what might be termed “office-based” jobs, and a very large proportion of these are categorised as “senior management”, “professional” and “technical”. “Skilled trades” and “services” provide employment for about a tenth of the working population.

3. WHAT IS THE PLAN TRYING TO ACHIEVE?

Key Issues

- 3.5 To gain an understanding of things that are important to local people, their concerns and the changes that they would like to see, several community meetings and surveys were conducted by the Neighbourhood Plan Steering Group during the plan making process. Details of the consultations are given in the Consultation Statement.
- 3.6 In summary, the main issues that have emerged as being of concern to many people within the local community are:

Housing:	<i>How can we ensure that the scale, location and type of new housing development does not detract from Thurgarton's character as a small rural village and a rural parish?</i>
Employment:	<i>How to support increased provision of local employment opportunities, whilst protecting the amenities that people living in Thurgarton value?</i>
Community facilities:	<i>How to preserve and enhance Thurgarton's community spirit and protect the local facilities that people value?</i>
Environment:	<i>How to protect the character of the Village and Parish, and their heritage assets, whilst allowing for an appropriate level of new development and change?</i>

Vision

- 3.7 The purpose of a neighbourhood plan is to influence change, steering it in directions that are in the best interests of the community as a whole. This Neighbourhood Plan is based on the following vision for change in Thurgarton over the next 10 years.

OUR VISION

“to ensure that future development within the parish respects its rural charm and heritage. In particular it wishes to resist any harmful impacts arising from industrial development and to direct new housing to within the main built up area of the village. The Parish Council wish to explore opportunities for improved facilities such as a new village hall, village shop, new footpaths and bridleways, increasing the aspects of heritage which the village has to offer and generally strengthening community spirit, all through appropriate development.”

Objectives

3.8 The following objectives are based on the Vision set out in the previous section and they provide the context for the Neighbourhood Plan's Policies (in the next section).

1. To allow for development of a type and scale sufficient to meet local housing needs.
2. To improve the quality and quantity of employment opportunities and support local facilities.
3. To support development that does not detract from Thurgarton's essential character as a small, rural village and community.
4. To protect and enhance open spaces and landscape features that are valued for their contribution to recreation, visual amenity, heritage, ecology and bio-diversity, and landscape character and quality.
5. To support and protect community facilities.

3.9 The table below identifies the objective(s) that each policy in this Plan is working towards.

Table 2: Relationship between plan objectives and policies						
Objective	Policy 1: New Development	Policy 2: Residential Development	Policy 3: Transport Impact of Development	Policy 4: Local Employment	Policy 5: Community Facilities	Policy 6: Historic and Natural Environment
1.		✓				
2.				✓		
3.	✓	✓	✓	✓	✓	✓
4.	✓					✓
5.				✓	✓	✓

4. DEVELOPMENT MANAGEMENT POLICIES

- 4.1 The following policies will be taken into account, together with those in the Local Plan, when applications for planning permission are being considered. Development proposals will be judged against the whole suite of relevant policies in the Development Plan (ie, all the relevant policies in the Neighbourhood Plan and the Local Plan together).

New Development Principles

- 4.2 Consultation about the Neighbourhood Plan suggests that, generally, local people would prefer only limited additional development within the Parish, with any new building taking place mostly on appropriate sites in the main part of the village; outward extension of the village minimised; and the remainder of the Parish staying predominantly rural in character.
- 4.3 There is also a desire to keep traffic growth to a minimum, and restricting most new buildings and developments to locations within and immediately adjacent to the village curtilage will help to achieve this, by maximizing opportunities for people to walk and cycle between their homes and local facilities, services and workplaces, and to use public transport when possible for some of their longer trips.

Policy 1: New Development

Proposals for the construction of new buildings will be considered against the following sequential order:

1. suitable brownfield sites or infill sites within the Thurgarton village envelope;
2. brownfield sites adjacent to the village envelope;
3. brownfield sites in other parts of the Parish; and,
4. greenfield sites adjacent to the village envelope.

Proposals for development of a site lower in the sequential order will only be supported if it is demonstrated that no sites higher in the order are available or suitable, and provided that:

- a. the development can be carried out without detracting from:
 - I. the character and appearance of the Conservation Area;
 - II. the setting of the village within the wider landscape;
 - III. the character, extent, setting and use of any heritage asset;
 - IV. the landscape character and ecological value of the open countryside within the Parish; and,
 - V. the levels of amenity that occupiers of adjacent premises may reasonably expect to enjoy.
- b. safe road access can be provided in a form that is consistent with the established character of the village.

Development in the Green Belt will only be allowed if it comprises appropriate development in accordance with national Green Belt policy.

- 4.4 Policy 1 allows for some new development in appropriate locations, setting out sequential preferences for the location of any new development that may take place, with:
- brownfield sites preferred above greenfield (these are defined in the Glossary), and
 - locations within and immediately adjacent to the village envelope preferred over development in other parts of the Parish, except in circumstances where development in the countryside is considered acceptable.
- 4.5 To support the application of the sequential approach, the village envelope has been defined and is shown on Map 1 below.



- 4.6 The village envelope is important in setting a distinction between the main built up area of Thurgarton and the outlying properties and surrounding countryside. It is not simply a means of showing the limits of existing development, as some developed areas lie outside it and some undeveloped areas lie within it. The following principles have been to be used to define the boundary:

The presence of physical features:

- recognising that natural or man-made features such as roads, hedges, watercourses, field boundaries and existing property lines generally form logical defining boundaries.

The setting of the village:

- Considering the particular landscape and surrounding countryside features in the vicinity of the village edge:
- Recognising the Green Belt designation within the south of the parish.
- Recreation and amenity open spaces, which are predominantly encompassed and part of the village and also well defined by strong boundary features are included within the boundary.
- Recreation or amenity open space that extends into the countryside or primarily relates to the countryside, is excluded from the boundary.

The existing form, character and pattern of development:

- Recognising that “rounding off” or “straightening” the edge of the village would be contrary the objective of seeking to safeguard local character.
- Ensuring that the whole curtilage of properties are followed except where such properties include large open areas that extend up to existing countryside and are not encompassed by built form.
- Ensuring that development does not lead to ribbon development by creeping along road frontages in to open areas, or result in inappropriate coalescence with nearby clusters of development
- Freestanding buildings, individual and small groups of dwellings, including farm buildings which are detached or peripheral to the main built-up area are excluded from the village envelope.

4.7 Notwithstanding the fact that boundaries provide a useful guide for decision making, it is not intended that planning permission within the village envelope will automatically be granted, as all proposals must have regard to all other planning policies.

Residential Development

4.8 Thurgarton is not identified in current NSDC planning policy as a village that is expected to see significant housing growth. The village falls towards the bottom of the settlement hierarchy, and is categorised as being within the district’s “Rural Areas”. Spatial Policy 3 of the Core Strategy permits only limited development in these areas provided criteria is met relating to location, scale, need, impact and character. Policy 2, below, has been prepared in this context and sets out further detail specific to the parish of Thurgarton.

Policy 2: Residential Development

In appropriate locations (as defined in Policy 1), development of Affordable Housing and market housing to suit the specific needs identified in a current Housing Needs Survey (or other subsequent evidence) will be encouraged and supported. The justification for such proposals should be clearly set out and submitted with the planning application.

Conversion or redevelopment of non-residential buildings to provide housing must be in conformity with the policies relating to their conversion set out in NSDC's adopted Development Plan Documents and the following criteria:

- the development will provide a reasonable standard of amenity (for example, privacy and daylight) for those who will live in the building(s);
- there will be no adverse impacts on the amenities (as described in the bullet point above) that occupiers of neighbouring premises may reasonably expect to enjoy;
- there will be no loss of local service provision; and,
- local employment opportunities will not be significantly reduced.

4.9 In July 2015 the Parish Council commissioned a Parish Housing Needs Survey to support its work on this Neighbourhood Plan. The survey identified a need for up to two affordable homes: one 2-bed bungalow for social rent, and one 2-bed house for shared ownership. It also indicated a preference/demand for up to six market homes:

- One 1 or 2-bed bungalow
- Two 2 or 3-bed bungalows
- One 3-bed house
- One 4-bed house

4.10 There is a requirement/preference for 1, 2 and 3-bedroom bungalows for households wishing to downsize to smaller accommodation on one level. Respondents to the survey cited smaller properties, bungalows, retirement housing and affordable homes as the main shortfall in the area. However, during the time since the survey was undertaken, planning permission has been granted and (in some cases construction work completed) for a total of 11 residential properties, which far exceeds the market-housing need identified in the 2015 survey.

4.11 It is recognised that new evidence for a different range of needs may emerge during the plan period. Planning applications should demonstrate that the proposal responds to an identified housing need, and will be considered against the latest available factual data. An up to date Housing Survey should therefore accompany applications. The Parish Council will support applications that demonstrate a response to a particular need.

Transport and Movement

4.12 The policy in this section seeks to ensure that Thurgarton's future transport needs are properly met. Given the relatively low level of growth that is planned in the parish over the plan period, it is not expected that the road network will require substantial adaptation and

improvement during this time. Nevertheless, any new development will need to provide sufficient parking space. The policy also promotes development that makes it easier for people to walk, cycle or take public transport, thereby reducing the demand for motorised transport.

Policy 3: Transport Impact of Development

All developments should be planned, designed and implemented so as to provide adequately for necessary access by service vehicles and cars but:

- without encouraging use of cars in circumstances when walking, cycling or public transport would be reasonable and more environmentally responsible choices; and,
- without hindering people using those modes of travel.

Where appropriate and practicable, developments should make provision for:

- a) measures to improve public transport provision, make it more easily accessible and increase its use;
- b) measures to improve the safety of pedestrians and cyclists and to make the use of those modes of travel more convenient; and,
- c) suitable levels of off-street parking for the development proposed and off-street manoeuvring space for the vehicles likely to service the proposed use.

Where an application would result in on-street parking or need for on-street manoeuvring space in accordance with point c, above, this should be accompanied by adequate information to demonstrate that this will not result in unacceptable highways safety issues, and that it will not dominate the street scene and harm the character of the immediate area.

- 4.13 The NPPF is clear that transport proposals need to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. However, the government recognises that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- 4.14 As a small rural village, Thurgarton has particularly good public transport connections: a half-hourly bus service runs between Nottingham and Southwell, a 2-hourly train service between Newark and Matlock and daily commuter service between Lincoln and Leicester. Yet, only 3% of the parish's employed residents travel to work using these means of public transport (ONS, 2013) – a figure that the Parish Council seeks to improve.
- 4.15 The consultation carried out during the preparation of this Neighbourhood Plan showed that local people do, however, value these services. It is recognised that retaining and, where possible, improving services can make alternatives to the use of private cars more attractive for some journeys and can, therefore, contribute towards efforts to reduce car dependence and associated environmental and health problems.
- 4.16 Although 73% of households in the parish have more than two cars, on-street parking is not, generally, an issue as most residential properties have sufficiently sized driveways to accommodate vehicles. On-street parking associated with the bungalows located at Corner Croft often causes problems around the Bleasby Road/Nottingham Road junction, and this is

exacerbated when commuters from villages nearby park here to catch the bus to Nottingham City centre.

- 4.17 There are places where development would not be acceptable without off-street parking and/ or servicing provision being made. However, the need to consider the visual impact of such provision is recognised and it should, therefore, be integrated within the overall design and layout of new developments. Design and Access Statements submitted with planning applications should include sufficient information to explain how the guidance and considerations referred to above have been taken into account in the design of the proposed development.

Employment

- 4.18 Most of Thurgarton’s employed residents travel to other places to work. Although it is unlikely that this will change dramatically over the period of this Plan, it is important to recognise that there are local employers and there is scope for further local employment as working patterns change and opportunities arise.
- 4.19 If more people were able to work closer to their homes – or from their homes – and chose to do so, it would increase the daytime activity within the village, which helps to support other local businesses.

Policy 4: Local Employment

Proposals for householder development that enables working from home or for development that enables businesses to operate from integrated home/work locations will be supported provided that

- a) it conforms to NSDC’s adopted DPD policies;
- b) the proposal will not result in conflict with neighbouring uses and will not have an unacceptable impact on residential amenity; and,
- c) adequate access and parking can be achieved for the proposed use.

Proposals for the proportionate expansion of existing business sites will be supported provided that:

- a) it conforms to NSDC’s adopted DPD policies;
- b) the proposal will not result in conflict with neighbouring uses and will not result in an unacceptable impact on the amenities that occupiers of nearby premises or users of the nearby countryside may reasonably expect to enjoy; and,
- c) the scale and form of the proposal does not adversely affect the rural setting of the village.

- 4.20 NSDC’s Development Management and Core Strategy policies provide scope and guidance for new commercial development (including new retail provision) within the countryside and rural areas of the district, and it is not the intention of this Neighbourhood Plan to repeat these policy conditions.
- 4.21 Around 20% of the working population of Thurgarton already work from home and if more people were able to do the same it would enhance social cohesion and arrest the tendency for villages like Thurgarton to be dormitory villages. The NPPF requires planning authorities to ‘facilitate flexible working practices such as the integration of residential and commercial uses within the same unit’. This requirement is not directly reflected in NSDC’s adopted planning policy, but this Neighbourhood Plan makes some provision through Policy 4 by supporting alterations, extensions and small, new workshops or studios that encourage people to work from home where they are able to do so.
- 4.22 Within the parish there is a substantial farming and agricultural business community. There are also several sites in industrial and commercial use. The Trent Lane Industrial Area is by far the largest, with heavy engineering and manufacturing companies operating from it. Notable businesses include: Yates Engineering Ltd (steel fabrication and mechanical repair and servicing). Creagh Concrete and Forterra Building Products Ltd (floors and precast

concrete manufacturers). The area adjacent to Checkers Farm contains various outbuildings which are rented out to local businesses associated with the agricultural industry such as a landscape and an agricultural contractor. The site known as R91 was previously owned by Boots as part of their experimental station and is now used by a local landowner for storage.

- 4.23 This Neighbourhood Plan recognises that these businesses may need to extend or add to their premises in order to respond to changing markets and new opportunities. From the consultation responses, it appears that there is support for this in principle where the scale is such that it is compatible with the rural location and where the additional development (either individually or in combination) will not detract from the residential and environmental amenities that people value in Thurgarton (particularly noise, light and odour).

Community Facilities and Assets

- 4.24 Thurgarton's community facilities are highly valued by the majority of residents. They include the railway station, meeting places, like the Village Hall and churches, the pub, the cricket pitch and also the informal facilities – paths and open spaces.
- 4.25 These facilities are an important part of parish life; creating social cohesion and providing the residents with a sense of belonging and identity thus increasing well-being and quality of life. Along with their functional qualities, many of these facilities also contribute to the Thurgarton's historic fabric. The policy below concentrates on the impact of development on the use and range of facilities within the parish and complements Core Policy 11 and Spatial Policy 8 of the Core Strategy, which this Neighbourhood Plan is in full support of.

Policy 5: Community Facilities

Proposals to develop, improve or expand facilities to support the social, cultural, economic and physical well-being of the local community will be encouraged and supported provided they are consistent with other policies in this Neighbourhood Plan and NSDC's adopted DPDs.

Proposals that involve the loss of any existing community facility will not be supported unless linked with proposals to replace that facility in a form and location that are at least as convenient and as well-suited to the needs of the local community or it is demonstrated that the facility or business is not economically viable or is not used by the community to a significant degree.

- 4.26 There is a strong desire to retain the village's community facilities and to enhance them as opportunities arise. Proposals that would result in the loss of existing facilities will not be supported unless accompanied by suitable alternative provision. Where there is sufficient justification to demonstrate that this cannot be provided, applicants will normally be expected to demonstrate that a business or facility is no longer economically viable (and cannot be expected to return to viability in the foreseeable future) and that all reasonable efforts have been made to find a purchaser, tenant or operator willing to continue the business/facility (or one with a similar value to the local community) without success.

- 4.27 As a rural village with an older population, availability and access to facilities is of increased importance. These facilities help the community to come together, lessen the need to travel by car and help to also attract younger residents into the area (an issues which was cited in Thurgarton Housing Needs Survey (May 2015).
- 4.28 In that survey, 61% of respondents felt that the parish suffered from a lack of facilities, with the majority citing a lack of shops/post office and takeaway as the main area of deficiency. Others expressed concern about the absence of a playground and the limited access to local transport – although it was noted there was a bus service to nearby Southwell. Indeed, there is strong support for the principle of developing a car park at Thurgarton Railway Station to help encourage more residents to use the rail service.
- 4.29 In order to establish whether certain facilities are at risk of closure during the next 10 years, work was undertaken to understand current usage levels and long-term plans for a range of facilities within the parish. No immediate threat was identified, but the Parish Council will continue to monitor the situation.

Environment and Heritage

- 4.30 Thurgarton is an attractive village, full of character and with a long history. Residents are proud of their village and its heritage. The “green” elements within the main part of the village and the rural Parish are an integral part of this heritage and are clearly important to many local people. Indeed the area’s ecology and natural / semi-natural habitats have their own intrinsic value too and this must be protected and supported. This Neighbourhood Plan recognises that it is vital that the planning system supports development, which respects and contributes to this identity and character in terms of its design, architecture, layout and integration with the rest of the village and its rural setting.
- 4.31 Policy 6, below, aligns with NSDC’s Policy DM5 on design, which sets out criteria covering a range of design influences including local distinctiveness, natural features and ecology. It also respects policy DM9 (protecting and enhancing the historic environment), which provides guidance for development that has the potential to directly, or indirectly, impact on listed buildings, conservation areas, historic landscapes and archaeology.

Policy 6: Historic and Natural Environment

Developments that are consistent with other policies in this Neighbourhood Plan and NSDC’s adopted DPDs will be supported provided that:

- they do not cause harm to the important open spaces, trees and hedgerows, views or footpaths/bridleways identified on the map 2 and, where practicable, measures are taken to preserve and enhance these assets for their historic significance and importance to local distinctiveness, amenity value and sense of place; and,
- they do not cause harm to local ecology and wildlife and, where practicable, measures are taken to enhance local biodiversity and strengthen local ecology.

Where a development will cause such harm, it will not be supported unless any harm that may be caused is adequately mitigated.

Particular care should be taken to protect and enhance the appearance and setting of the beck along Beck Street and The Hollows and its ecological value and integrity.

- 4.32 Through the consultation and development of this Neighbourhood Plan it became clear that the open spaces, footpaths, and particular views within and around the built up area are of great importance to local residents. It is recognised that these features contribute significantly to local character and identity and that their loss would impact both the special character and amenity value of the village and surrounding area.
- 4.33 The importance of these features is also strongly reflected in the Conservation Area Appraisal. The summary of reasons of special interest includes the following:
- The network of footpaths
 - The picturesque qualities of Beck Street
 - The fine mature trees and the rural setting
 - The quality of the open spaces in particular the parkland associated with the Priory and the village cricket field.

- 4.34 The Character Analysis at chapter 8 of the Appraisal provides additional detail about these particular aspects of the Conservation Area, and the features are identified on Map 4 within the document. The rationale and analysis is reproduced here, in information box 2.
- 4.35 Policy 6 responds to the local desire for this Neighbourhood Plan to protect these features, and endorses the account given in the Conservation Area Appraisal. It recognises the vast contributions to character, amenity and ecological and biodiversity that open spaces and trees make to the village.

INFORMATION BOX 2

Thurgarton Conservation Area Appraisal, Character Analysis of Trees and Open Spaces

Trees which surround the Priory and within the associated parkland

The magnificent trees, which enclose the Priory, the church and the cricket ground, provide a structure of planting unique to the village, which gives it a very special character and appearance. The boundary trees tend to consist of species such as Elm, Beech, Yew, Horse Chestnut, Oak, Ash and Willow with specimen trees such as Lime, Plane, Evergreen Oak and Cedar used as specimen groups within the parkland and to enhance the setting of the buildings.

Trees and hedgerows along the main vehicular routes

The A612 through the village is lined with hedgerow trees including Sycamore, Maples, Ash, Hawthorn and Elder which combined with the topography give a structure to the village and filtered views of buildings. Of particular importance are the trees and hedges on the southern approach to the village adjacent to the field within the River Meadowland which it is recommended is now included within the conservation area boundary.

Hedges and hedgerow trees

The hedges and hedgerow trees are an important historic feature of the village and provide the links with the surrounding farmland. Those which enclose the village are of particular importance as well as those along the footpath routes surrounding the areas of natural open space.

Garden trees and planting

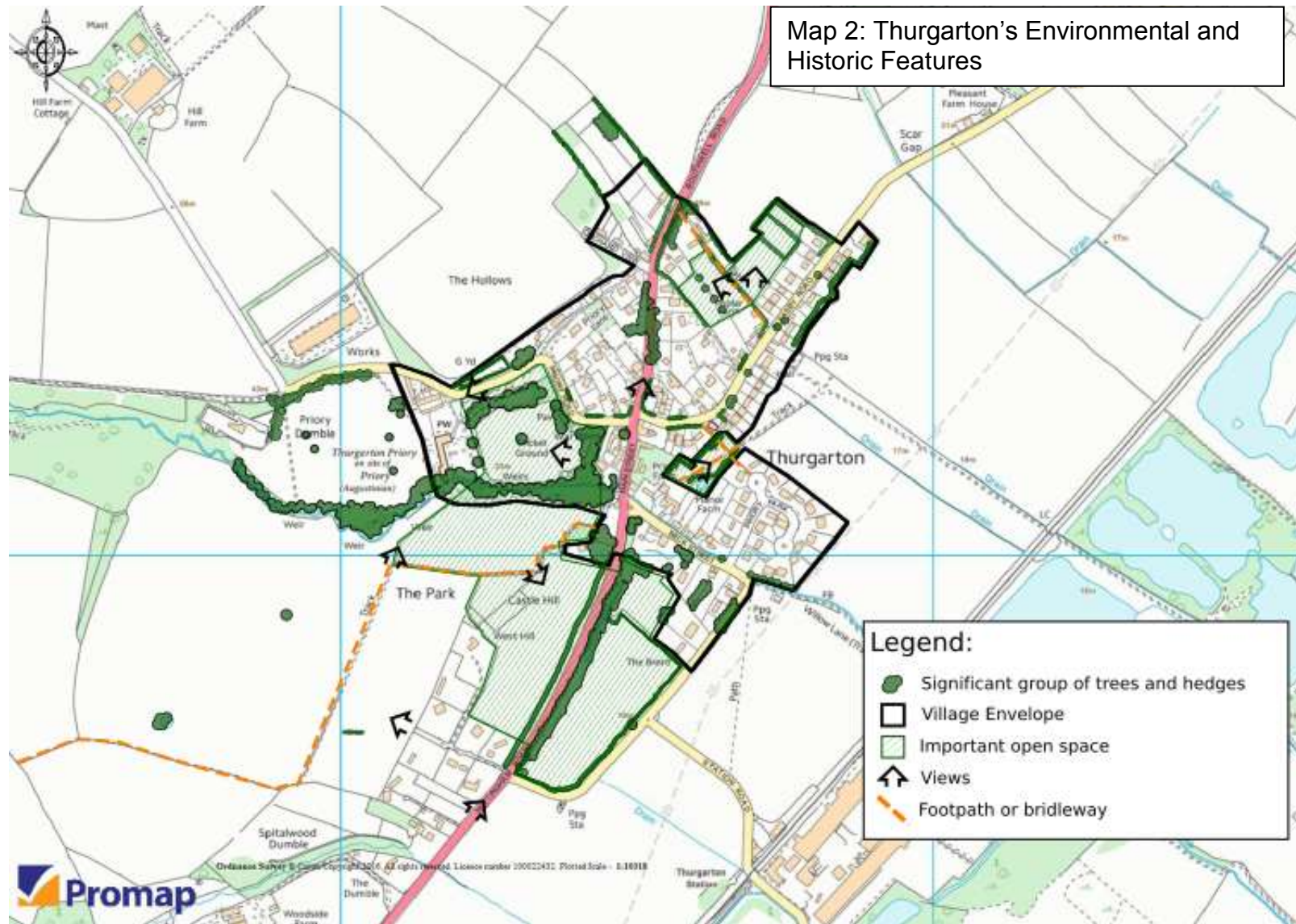
Whilst of less significance the trees within the gardens link the village together and help to integrate the newer buildings into the structure of the village. A particularly good example of this is along Bleasby Road

Significant views, vistas and open space

One of the most important visual features, which contribute to the special character of Thurgarton, is the beck along Beck Street. This delightful watercourse is a visually important landscape feature within the village, which contributes to Thurgarton's sense of place and should be preserved and if possible enhanced.

Footpaths

The rights of way through the village are an important feature and provide users with many fine views and vistas of the Priory and surrounding parkland. There are also more intimate spaces to be found to the north and east of the village where footpaths cut through smaller fields which are remnants of the field system which predates enclosure and are shown on Sandersons map of 1835. The views, topography, hedges and hedgerow trees greatly contribute to these areas.



5. MONITORING AND REVIEW

- 5.1 This Neighbourhood Plan covers the period to 2026. Thurgarton Parish Council will review the Plan on a regular basis, at least on a five yearly basis commencing (2021) to make sure that it takes into account changes in national and District planning policy and generally ensure that it fit for purpose. If changes to the Plan are considered necessary, the process will commence with a formal review in conjunction with the Local Planning Authority.

GLOSSARY OF TERMS

Access statement	A concise report to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.
Affordable housing	Affordable housing includes social, rented and shared ownership housing, provided to specified eligible households whose needs are not met by the market, but specifically excludes low cost market housing.
Biodiversity	Is the term for the variety within and between all species of plants, animals and micro-organisms and the ecosystems within which they live and interact.
Brownfield land/site	Brownfield land is referred to in the NPPF, paragraph 17, as “previously developed land”. This is defined in the NPPF glossary as “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Built environment	The manmade surroundings that provide the setting for human activity, ranging in scale from buildings and parks or green space to neighbourhoods and cities including their supporting infrastructure
Community asset	A building or service which is deemed to be of importance for the community and for the use and benefit of the community.
Community facilities	Land or buildings used to help meet health, educational and social needs in terms of developing and maintaining the health and well-being of all in the community.
Community engagement	The process of firms, town and parish councils working collaboratively with community groups to address issues that impact the well-being of those groups.
Conservation area	An area designated under Section 69 of the Town and Country Planning Act 1990 as being of ‘special architectural or historical interest’, the character and appearance of which it is desirable to preserve and enhance.
Core strategy	A Development Plan Document which forms part of the Local Development Framework and sets out the vision and strategic policies for the area
Curtilage	A boundary traditionally marking the area around a settlement within which permission for development can be applied for.
Development	Development is defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be ‘the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land’. Most, but not all, forms of development require planning permission.
Development plan	Adopted documents that are used to determine planning applications. In Thurgarton this is the NSDC Core Strategy, the Allocations and Development Management DPD and, when adopted, the Thurgarton Neighbourhood Plan.
Ecology	The relationships between groups of living things and their environments. The surroundings or conditions in which a person, animal, or plant lives or operates and survives; including the natural world, as a whole or in a particular geographical area, especially as affected by human activity.
European Union obligations	Compliance with all the EU's standards and rules.

Geodiversity	The variety of rocks, minerals, fossils, landforms, sediments and soils in an area, together with natural processes, such as erosion and landslips that may still be active.
Greenfield sites	Greenfield sites are considered as land which does not fall within the above “Brownfield” definition.”
Green infrastructure	A network of fields, parks, allotments, open spaces and street vegetation which collectively forms a network of green (living) within a settlement and landscape. Good green infrastructure networks have a mixture of different types of habitat and are well linked by corridors of trees, hedgerows and other linear landscape features.
Housing Needs Survey	Housing needs surveys are undertaken to establish the need for affordable housing and market housing in a given area (usually a parish or town) and the type and mix of homes required to meet this need.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Infill sites	A small gap within an otherwise built-up frontage or group of houses
Infrastructure	Infrastructure is a collection of basic services necessary for development to take place, for example; roads, electricity, sewerage, water, education and health facilities
Landscape	The Landform, Vertical Structures, Horizontal Structures, Vegetation, Water, and Climate.
Listed buildings	A listed building is any building or structure which is included in the list of ‘buildings of special architectural or historic interest’.
Localism Act 2011	The devolution of decision making powers from central government back into the hands of individuals, communities and councils.
Local facilities	Buildings available to local people for community purposes providing education, healthcare or leisure services.
Local plan	The Local Plan expresses the vision, objectives, overall planning strategy, and policies for their implementation across the whole District. In the case of NSDC this refers to the 2011 Core Strategy and the 2013 Allocations and Development Management DPD (A&DM DPD)
Local planning Authority	A local planning authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area
Local referendum	A direct vote in which communities will be asked to either accept or reject the Neighbourhood Plan
Mitigated action (Developments)	Mitigation action may include measures taken to reduce adverse effects of a development. For example: changing the way the development is carried out to minimise adverse effects through appropriate methods or timing.
National Planning Policy Framework	National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied
Neighbourhood Area	An area has to be formally designated for a neighbourhood plan or order to be produced
Neighbourhood plan	A Plan developed under the authority of the Localism Act detailing detailed planning policies for a town/parish.
Policies	A course or principle of action adopted or proposed by an organization or individual.
Rural Character	Rural Character includes a predominant visual landscape of open spaces, woodlands, and farms and the activities which preserve such features. It balances environmental, forest, and farm protection with rural development and recreational opportunities
Settlement	The grading of settlements for town planners by size of the settlement population and the

hierarchy	range of services available.
Spatial strategy	A plan or strategy used by the public sector (local national Planning authorities) to influence the distribution of people and activities in spaces of various scales
Statutory requirement	Activity which is required by Law. The official approval, a license, or a permit that is required by law for engaging in a certain activity.
Sustainable growth / Sustainable development	Development that allows growth without damaging the environment or natural resources and that meets the needs of the present, without compromising the ability of future generations to meet their own needs.
Neighbourhood Planning (general) Regulations2012	Act of Parliament which governs how the whole process of establishing an area to be designated to have a Neighbourhood plan; and the process in which such a plan is brought about before becoming enshrined in Planning Law.
Visual amenity	A desirable or useful features or facilities of a building or place as perceived by sight.

Appendix 1: Thurgarton Village Envelope Description

The envelope has been drawn around the historically built-up area of the original community. It is designed to contain development within the original built-up area.

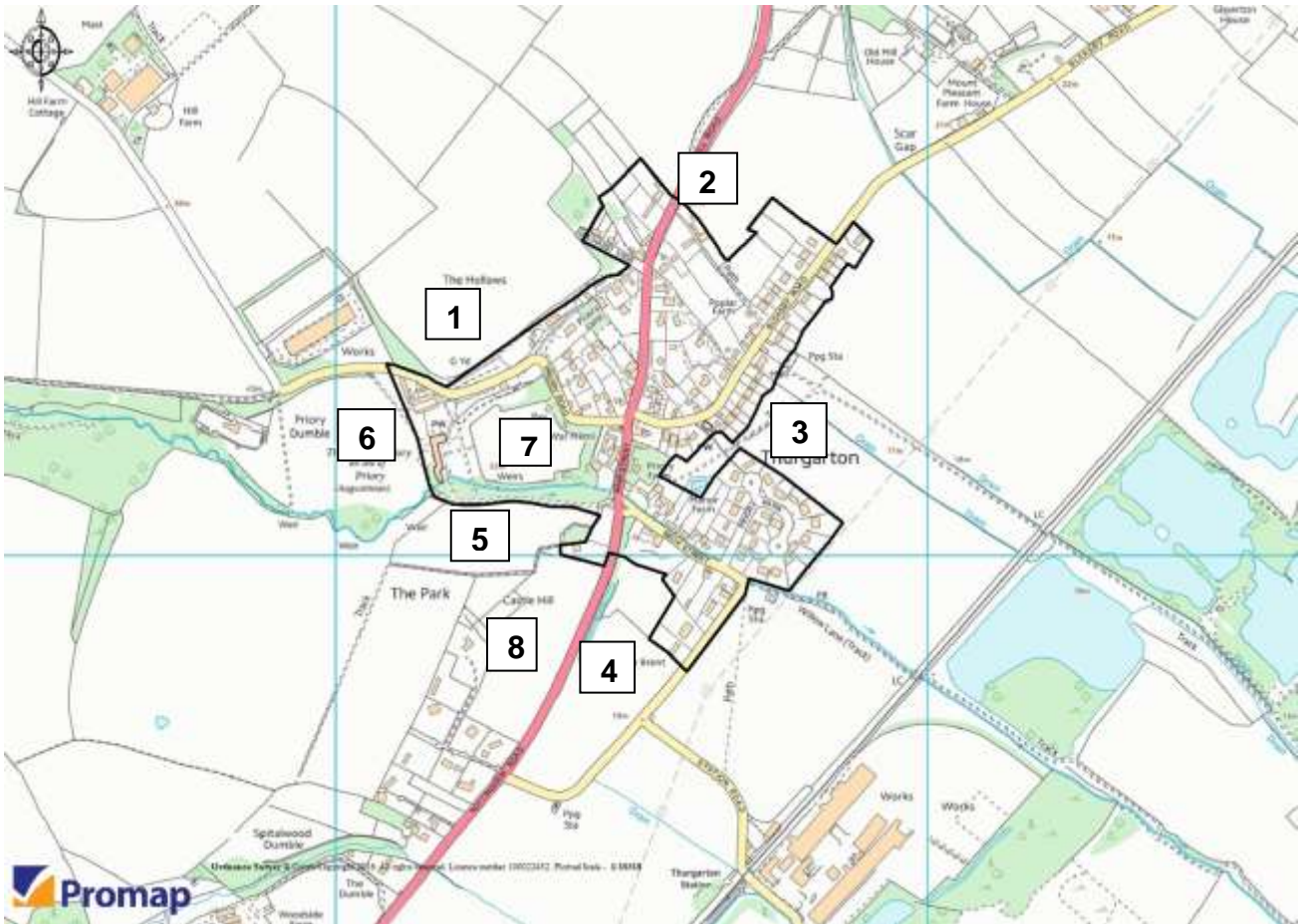
The previous village envelope was defined as part of an old Local Plan (dating back to the 1990s) and was much tighter than that proposed in this Neighbourhood Plan. The envelope now proposed has been slightly amended from that displayed as part of the consultation on the Neighbourhood Plan in the summer – it now includes open spaces deemed to be part of the village (but these spaces are protected through a separate policy designation), and excludes the R91 site.

The envelope follows, for the most part, the boundaries of the properties at its periphery and now includes some open spaces which have always been considered to be within and a part of the village. Detailed comments on sections of the boundary are provided below.

1. Building R91 is excluded from the envelope, as the site is somewhat detached from the main built up area. Any development proposals here will be considered in light of local and national and district level brownfield policy. The graveyard is included, being an important amenity and relating to the village on its southern side.
2. At the north end of the village the envelope boundary excludes garden land that has apparently been acquired from agricultural use, and now includes the pasture between Southwell Road and Bleasby Road. This area of Important Open Space has been designated under Policy 6 of the Neighborhood Plan; principally to protect it and the amenity it affords the properties which surround it.
3. The eastern boundary is naturally defined by the rear garden fences/hedges of the Bleasby Road properties which back on to the agricultural land east of the village, and then is drawn around the paddock behind Manor Farm Barn, between Priory Park and Bleasby Road. This parcel has never been included in the village envelope and provides an important green wedge, which has also been afforded protected status under the Important Open Space designation.
4. To the south the line is drawn along natural boundaries and the low tree line south of the Rectory which defines the extent of that property's garden.
5. The line then follows property boundaries including the hedge between the Priory drive and the field to its south. A small part of this area also falls within the Nottingham/Derby Green Belt.
6. To the west the line follows the boundary between the Priory drive/frontage and the field in front of it, and includes the small residential enclave which originally constituted the priory stables. The line of the boundary follows Thurgarton Priory and its immediate grounds, although the latter are designated Important Open Spaces for the most part and The Priory and its ancillary buildings are protected by its Listed status.
7. The open area including the cricket ground and extending to Castle Hill and across the A612 into the Rectory land has been included within the Important Open Space designation, principally to reinforce its protection.
8. The area known as The Park, south of the main part of the village, excluded although it retains protection by way of its inclusion within the Green Belt

Important Open Spaces

To protect the amenity of these important open spaces they have been designated as 'Important Open Space' under policy 6 and are shown on Map 2 in the Neighbourhood Plan. These specified areas are within and without the designated village envelope, crossing the line of the envelope in certain locations. The majority of the working agricultural land has been excluded from the envelope and green space designation as it is protected under NSDC policies.



Appendix 2: List of Evidence

- Designation of Neighbourhood Area – letter to Richard Exton 4/11/14
- Designation of Neighbourhood Area – letter from Richard Exton 19/3/15
- Thurgarton Adopted Conservation Area Appraisal 2008
- Newark and Sherwood District Council – Core Strategy
- Newark and Sherwood District Council Allocation and Development Management DPD, Local Development Framework
- Office for National Statistics available at <http://www.neighbourhoodstatistics.gov.uk/dissemination>

Community Engagement

- Thurgarton Community Questionnaire Feb 2012
- Results of Thurgarton Community Questionnaire March 2012
- Neighbourhood Plan Survey June 2014
- Results of Neighbourhood Plan Survey June 2014
- Housing Needs Survey Questionnaire May 2015
- Thurgarton Rural Housing Survey 2015
- Email Nov 2015 - Steering Group / Helping / Having your say
- Thurgarton People (TP) Nov 2015 - Steering Group / Helping / Having your say
- Letter to other stakeholders – landowners and local business owners Jan 2016
- List of landowners and local business owners
- Email to village groups incl churches, cricket club, WI, Bleasby Primary & Minster Secondary Schools Feb 2016
- TP copy Jan / Feb 2016 edition
- Email Jan 2016
- TP copy Mar / Apr 2016 edition
- Web site copy 2016
- Neighbourhood Plan Survey June 2016 – pull out from TP
- Neighbourhood Plan Survey June 2016 Results – web site copy
- Neighbourhood Plan Survey June 2016 Results – email copy
- Letter to other stakeholders – landowners and local business owners June 2016
- Letter to Minster School June 2016
- Drop-in event invitation – advert in TP June July 2016 edition
- Drop-in event invitation – village email sent June 2016
- Drop-in event – Village advert1
- Drop-in event – Village advert2
- Drop-in event – A1 size posters – NP1
- Drop-in event – A1 size posters – NP2
- Drop-in event – A1 size posters – NP3
- Drop-in event – A1 size posters – Housing1
- Drop-in event – A1 size posters – Housing2
- Drop-in event – A1 size posters – Housing3
- Drop-in event – A1 size posters – Community Facilities1
- Drop-in event – A1 size posters – Community Facilities2
- Drop-in event – A1 size posters – Community Facilities3
- Drop-in event – A1 size posters – Employment

- Drop-in event – A1 size posters – Environment and Heritage
- Drop-in event – Completed Registration Form page 1
- Drop-in event – Completed Registration Form page 2
- Drop-in event Housing survey
- Drop-in event – Sample Feedback Form
- Drop-in event – Feedback Resume
- Workshop at Minster School July 2016 – Powerpoint slides
- Minster School Workshop July 2016 – Pupils work – sample 1
- Minster School Workshop July 2016 – Pupils work – sample 2
- Minster School Workshop July 2016 – Pupils work – sample 3
- Minster School Workshop July 2016 – Pupils work – sample 4
- Meeting with WI July 2016 - Completed Registration Form
- Letter to The Park Residents Sept 2016