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# Land West of Park Farm, Thornbury

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## Appendix NM5

### Analysis of Appeal Proposals Against the Thornbury Neighbourhood Plan (Referendum Version) Policies

February 2022

# Land West of Park Farm, Thornbury

## Appendix NM5 to Proof of Evidence by Mr Matthews



Policy	Response
Policy 1 – Rural character and landscape setting	<p>The proposed development would contribute positively towards and enhance accessibility to the countryside for walking, creating a substantial area of new informal open space which is currently inaccessible agricultural land.</p> <p>There are a total of nine key views around Thornbury on the plan attached to the TNP at Appendix C which cover much of the land to the south west, south and west of the town. Whilst the appeal site is visible in four of these views, it is so at a significant distance and in the context of the existing urban area of Thornbury. Further details are provided in the Statement by Mr Richards attached to the Proof at Appendix NM1. The proposals do not therefore conflict with the objective of the policy to 'protect' key views and vistas.</p> <p>The proposals would not result in coalescence either visual or physical with nearby villages and hamlets.</p> <p>Whilst the development is on agricultural land adjacent to the Thornbury settlement edge, the provision of strategic landscaping would minimise impact upon rural character of Thornbury's local environs.</p>
Policy 2 – Neighbourhood Development Frameworks	<p>Whilst a specific document entitled a Neighbourhood Development Framework has not been submitted with the planning application, the information sought within the bullet points of the policy are nevertheless covered within the planning application material, most notably the Design &amp; Access Statement and the Environmental Statement.</p>
Policy 3 – High-quality Design	<p>Extensive discussions took place during the pre-and post-application with the SGC Urban Design Officer. These led to a number of changes to the submitted application proposals designed to enhance the quality of the development. Amongst the matters discussed were the high quality development aspirations articulated in the bullet points of Policy 3. I am satisfied that the Parameters established through the outline proposals would lead to a high quality development which would satisfy the objectives of Policy 3. The quality of the development has been endorsed by the SGC Urban Design Officer.</p>

Policy	Response
Policy 4 – Design Review	This policy endorses the use of a third-party design review process. Whilst no such process has been undertaken in respect of the appeal proposals, there has been no requirement to do so. Furthermore, the appellant and SGC are content that the application proposals would deliver a high quality development which, after all, is the objective of design review.
Policy 5 – Sustainable Design and Construction	This policy seeks to encourage the application of sustainable design and construction standards over and above those required by building regulations and the adopted development plan policies. It does not therefore in itself establish a policy requirement against which application proposals should be judged.
Policy 6 – Energy Efficiency Policy 7 – Renewal Energy	<p>Similar to Policy 5, this policy seeks to encourage buildings which have a net emission of zero or below. Whilst it provides encouragement, it does not apply a policy threshold against which applications should be judged.</p> <p>The first part of this policy is not relevant to the application proposals. The second part, which seeks the provision of renewable energy to reduce carbon emissions from the energy used in new buildings by 10%, duplicates albeit with a lower target, the requirements of Policy PSP6 of the development plan. The energy strategy submitted with the application demonstrates that the development will achieve a 20% reduction consistent with the development plan policy.</p>
Policy 8 – Mixed Development	Consistent with this and Core Strategy Policy CS18, the development will deliver 35% affordable housing of a mix consistent with the proportions sought by the SGC Housing Enabling Officer.
Policy 9 – Brownfield and Infill Sites	Not relevant to the appeal proposals.
Policy 10 – Town Centre Design Principles	Not relevant to the appeal proposals.

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Policy	Response
Policy 11 – Preserving Historic Identity	Not relevant to the appeal proposals.
Policy 12 – Town Centre Vitality	Not relevant to the appeal proposals.
Policy 13 – Provision of Office and Light Industrial Units	Not relevant to the appeal proposals.
Policy 14 – Phasing of Community Infrastructure with Housing Development	It is agreed that infrastructure must be phased in accordance with the needs arising from the development which it is intended to serve. The phasing arrangements proposed for the appeal site are contained in the draft unilateral undertaking submitted with the appeal. The proposals therefore comply with this policy requirement.
Policy 15 – Leisure Opportunities for Young People	This policy encourages the provision of services and facilities for young people as opposed to establishing any policy requirement. Nevertheless, as explained within my proof, the appeal proposals contain considerable areas of public open space, including children’s play provision. The proposals therefore accord with the spirit of this policy.
Policy 16 – Community Facilities	Similar to other policies in the TNP, Policy 16 encourages rather than requires the provision of community facilities. Notwithstanding, the appeal proposals respond positively to the needs of the future community by including a primary school, a community hub incorporating meeting spaces and local convenience retail provision, and a wide range and variety of open space provision. The proposals therefore accord with this policy objective.

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Policy	Response
Policy 17 – Planning for Green Infrastructure, Biodiversity and Food Production	The appeal proposals accord entirely with the objectives of this policy. All protected trees are retained and damage to hedgerows is minimised to the extent necessary to achieve high quality development. Green corridors are provided through the new GI network which traverses the site and connects to the open space (including new allotments) and recreation routes beyond. Overall the proposals will result in a net gain for biodiversity.
Policy 18 – Creating Connections Through Streamside Walks	The new public open space created as part of the application proposals will complement and contribute positively to the wider network around Thornbury. In particular it will enhance the extension of the streamside walk along the Pickedmoor Brook, providing accessible open space either side for use by the residents of Thornbury.
Policy 19 – Local Green Space	The proposed Local Green Space designation does not impact upon the appeal proposals.
Policy 20 – Highway Impact	Very careful consideration has been given to the impact of the appeal proposals on both the local and strategic highway networks. The Evidence Statement of Mr Thorne (Appendix NM2) provides further details on the anticipated impacts arising from the development and the mitigation measures agreed with SGC Highways and National Highways in order to address these impacts. The development will therefore comply with this policy.
Policy 21 – Walking and Cycling	The appeal proposals incorporate additional and enhanced walking and cycling measures to support active travel and provide leisure opportunities for existing and future residents of Thornbury. Specific measures include the financial contribution towards provision of a pedestrian crossing on Gloucester Road and the upgrade works on Butt Lane which will provide a safe crossing for residence of the Post Farm development towards Thornbury town centre. Further details of the support for active travel and the measures proposed are outlined within the Transport Assessment and the Framework Travel plan submitted with the Appeal.

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Policy	Response
Policy 22 – Safeguarding Former Railway Line	Not relevant to the appeal proposals.
Policy 23 – Town centre Parking	Not relevant to the appeal proposals.

# Land West of Park Farm, Thornbury

Appendix NM4 to Proof of Evidence by Mr Matthews

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**Nick Matthews**  
Director