

Sustainability Theme/ Objectives	Detailed Assessment Criteria	Commentary on Criteria	2. Norton Road 3.0 hectares
Availability	Is the site available/has it been put forward by the landowner or a developer?		No - this is the preferred option for a School Site. Option to proceed with the site for a school is expected to be exercised by the County Council in January / February 2019
1/Env To preserve and enhance the natural beauty of Thurston in terms of its geology, landform, soils, water systems and climate	Is the site at risk from fluvial flooding?	- Sites in flood zone 1 should be prioritised over sites in flood zone 2 and those over sites in flood zone 3	Site is not at risk of fluvial flooding. Site is in flood zone 1.
	Is the site at risk from surface water flooding?	Is there a high, medium or low risk of surface water flooding on the site?	No
2/Env To protect and enhance the biodiversity of the parish, its wildlife habitats and species.	Will the site impact on priority habitats within the NP area?	This includes deciduous woodland, wood pasture and parkland	No
3/Env To protect the landscape setting of Thurston village through use of land with a low landscape impact and by focusing development on previously developed land	- Is the site in open countryside/will it encroach unacceptably on open countryside? - Will the site have a detrimental impact on the landscape?	- If in open countryside, can the settlement edge be integrated with surrounding rural countryside to minimise impact on the character of the wider countryside (as recommended in 11 Guidance Note Plateau Estate Farmlands Suffolk County Council)? - Does the site fall within a Visually Important Open Space as defined in Saved Policy SB3 of the Local Plan?	<i>The site is on the eastern boundary adjacent to residential development on both the western and southern side of Norton Road for which planning permission has been granted. The northern, slightly smaller part of the site is in open countryside and it would depend on the type of uses on this part of the site as to the level of impact on the landscape. The site is adjacent to Visually Important Open Space. The site lies to the west of the Grade II* listed Manor Farm House and could affect its setting. The creation of playfields and appropriate screening on the eastern side of the site should be encouraged to ensure that there is minimal impact on the listed setting of Manor Farm House and its relationship with an agricultural landscape.</i>

	- Is the site greenfield or previously developed land?	Development of brownfield sites is preferable to use of greenfield land.	<i>Greenfield</i>
4/Econ <i>To maximise the potential of existing employment and support the need for new employment opportunities.</i>	- Will the site be capable of sustainable growth should a requirement for expansion be proven?	Would the site allow incremental growth on an as and when basis?	<i>This site is large and has potential to accommodate adequate multi-use faculties and a suitable parking solution for parents/carers leaving and collecting young children by car.</i>
	- Will the development provide new employment to serve local needs?	Would the expansion of recreational facilities result in increased localised employment. Would this be supported or undermined through the proposal?	<i>Were recreational facilities to be built on the site, limited employment opportunities could arise.</i>
5/Env To protect the identity and local distinctiveness of Thurston as a rural settlement.	- What is the relationship of the site to the settlement?	- Is the site within or on the edge of the settlement? - Does the site border the settlement on 1, 2 or 3 sides? Sites that are surrounded by existing development will be considered more favourably.	<i>The area for the recreational ground will be adjacent to the new settlement to the west and south. The boundary to both will be significantly built up. The area along the east side of Norton Road and north of the site is open countryside.</i>
	- Does the site impact on the setting of any listed buildings?		<i>The Heritage and Design Officer at Babergh/Mid Suffolk has stated in the planning application submitted that the change from farmland to residential and school use would represent a degree of harm in the spacious rural setting of the listed buildings ... but the level of harm resulting to the significance of the listed buildings is considered to be low. A recommendation was made to change the original layout so as to allow a green buffer align the site's eastern boundary which would serve to sustain a more rural character in the setting of the listed buildings. It would need to be ascertained if this was still required for a change to recreational use</i>

	- Does the site have any trees with TPOs that would have to be removed?		No
6/Soc To ensure that the community has a high quality and healthy lifestyle.	- Does the site create the opportunity to provide new community infrastructure and/or green open space in an accessible location for the wider community?	- Will the site provide for other facilities to be included, such as a youth shelter with Wi-fi capability, or other amenities, such as a café.	No
7/Soc To ensure the provision of a range of community facilities that provide for the needs of the community	Is the site capable of providing safe and improved linkages to community facilities?	Will the site provide for improved outdoor recreational facilities - gym trail, gym and football goals/better football goals?	<i>The land would provide sufficient land for improved outdoor and community recreational facilities and could accommodate adequate multi-site facilities.</i>
8/Soc To ensure that there is safe movement around the parish and to the facility by a range of modes	- Is the site on a safe cycling route to the main residential areas in village or does it create the opportunity to deliver a new cycle route?'		<i>The site does not sit on a safe cycling route to the main residential areas to the village. Cycle and pedestrian routes would need to be provided and linkages would be possible via footways and cycle paths to the main residential area of the village through the recently approved planning applications for development of sites to the west and south. From Meadow Lane a new pavement and cycle way along Norton Road with safe crossing points would be required. Within planning contributions there is provision to provide pedestrian and cycle connections between the developments on either side of Norton Road. As it is anticipated that this and nearby developments will create an increased number of pedestrians and cyclists crossing at the junction of Norton Road / Station Hill / Ixworth Road junction there is a further planning contribution towards improving the pedestrian crossing facilities at this location.</i>
	- Will the site impact on any existing footpaths or other public rights of way (PROWs)?		<i>A PROW runs along the north-western boundary and cuts across a small part of the whole site for development but this will not be impacted by the land allocated for a school.</i>

	- Will the site have the potential to offer limited car parking facilities?		<i>The site is suitable for the allocation of car parking facilities.</i>
	- Does the site, by virtue of its location and scale, have a severe impact on the existing highway network?		<i>Due to its location, many residents from the extremities of the village are likely to use cars to reach the site and as such the proposal will have an impact on the highway network. However the site is sufficiently large enough to enable the provision of adequate parking although encouragement will be given to access the site via more sustainable means.</i>
9/Soc To ensure that the community has adequate access to the facility	- Is the site within a desirable or acceptable walking distance of the main residential area of the village?		<i>The site is at the preferred maximum distance from the main residential area of the village.</i>
	- Are there safe crossing points and walkways between the main residential areas and the facility?		<i>As some form of pedestrian crossing and traffic control will be needed due to the increase in cars from development within the village at the Ixworth Road / Norton Road/ Station Hill junction, a contribution towards the provision of pedestrian crossing facilities at this point in the village is to be sought by Suffolk County Council under proposed S106 Highways Contributions. A footway / cycleway link suitable for connecting to the proposed development to the south side of Norton Road is also to be provided on the north side of Norton Road via S106 Highway Contributions to provide pedestrian and cycle connections between the developments on either side of Norton Road.</i>
	- Is the site within a desirable or acceptable walking distance from nearest bus stop?		<i>The nearest bus stop is approximately 500m from the site. It is proposed, via S106 planning contributions, that additional bus stops and shelters are placed either side of Norton Road to the east of Rylands Close. The site will therefore be within an acceptable walking distance from the nearest bus stop.</i>
	- Will the site, by virtue of its location and scale, have an impact on other users of that land?	Is there sufficient space to allow for a range of activities to be undertaken?	

<p>10/Soc To ensure that the administrative processes of instigating policies and practical management activities are in place for the completion of the project's long term success</p>	<p>- Is there an organisation within the community that can carry out maintenance plans, hours of operation, enclosure gates, signage, supervision plans, life cycle, and any other issues that should be considered to ensure that the project is not just built and then left to the elements.</p>	<p>- Is the site in a suitable location that will allow passive surveillance; emergency vehicle access; lighting and CCTV.</p>	<p><i>The site is located close enough to development to allow passive surveillance and given access to a spinal road within the development in which it is situated would be able to provide access to emergency vehicles if required. Lighting and CCTV would not be an issue subject to planning permissions and appropriate regulations.</i></p>
<p>Overall judgement</p>	<p>This site has been judged against the criteria listed above to allow an informed judgement to take place on the suitability of the area of the site earmarked for additional recreational facilities.</p>	<p>The rationale for such a judgement lies with the decision taken by Mid Suffolk District Council's Referrals Committee on 1st November 2017 to grant planning permission for 5 sites within Thurston to come forward and that little or no account has been taken of the requirement for additional play facilities for all age groups within the parish.</p>	<p><i>This site has been explored but it should be noted that this is the preferred option for a School Site. Option to proceed with the site for a school is expected to be exercised by the County Council in January / February 2019</i></p>

Assessment

Strongly positive
Slightly positive
Neutral
Slightly negative
Strongly negative

Notes

* This is based on the following guidance provided by the Institute of Highways and Transportation:

	Facilities, e.g shops, bus stop.	Commuting / school	Other
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

Source: Guidelines for Providing for Journeys on Foot (IHT 2000)