

Sustainability Theme/ Objectives	Detailed Assessment Criteria	Commentary on Criteria	3. Land South of Beyton Road
Availability	Is the site available/has it been put forward by the landowner or a developer?		The site was submitted under the Thurston Neighbourhood Plan's Call for Sites for Development. Assume part of the site might be suitable for recreational use.
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?	A large portion of the site is potentially at risk from surface water flooding. A very small area is at high and medium risk although approximately 50% of the area assessed is at low risk of surface flooding.
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?	The site is well surrounded by mature tree cover on the east, west and south so any development would not encroach significantly on the countryside if appropriate landscaping was in place.

	- Is the site greenfield or previously developed land?	Development of brownfield sites is preferable to use of greenfield land.	Greenfield
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?	This site is much larger than would be needed for recreational facilities. Should the site come forward for development, or should part of the site be put forward for recreational facilities there would be sufficient space to allow incremental growth on an as and when basis.
	- 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?	Were the site to come forward for a range of recreational facilities limited employment opportunities could arise.
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.	The site is adjacent to the edge of the settlement boundary on its long north eastern boundary only. This boundary is well built up.
	- Does the site impact on the setting of any listed buildings?		The site has 3 Grade II listed buildings on its boundary. Any development would have to be very carefully designed to ensure that it would preserve the setting of these buildings.
	- Does the site have any trees with TPOs that would have to be removed?		No

<p>6/Soc To ensure that the community has a high quality and healthy lifestyle.</p>	<p>- Does the site create the opportunity to provide new community infrastructure and/or green open space in an accessible location for the wider community?</p>	<p>- 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.</p>	<p>The site is large enough to accommodate community facilities however the site is poorly located for the community to access any new facilities such as a youth shelter or café.</p>
<p>7/Soc To ensure the provision of a range of community facilities that provide for the needs of the community</p>	<p>Is the site capable of providing safe and improved linkages to community facilities?</p>	<p>Will the site provide for improved outdoor recreational facilities - gym trail, gym and football goals/better football goals?</p>	<p>The land is sufficiently large enough to provide for improved outdoor and community recreational facilities and could accommodate adequate multi-site facilities. However it would be necessary to provide a pedestrian crossing onto the footway on the northern side of Beyton Road.</p>
<p>8/Soc To ensure that there is safe movement around the parish and to the facility by a range of modes</p>	<p>- 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?'</p>		<p>The site does not sit on a safe cycling route to the main residential areas to the village. Beyton Road is a main route into the village and it would be necessary to cycle along this for a relatively short stretch. There is no opportunity to create a new cycle route.</p>
	<p>- Will the site impact on any existing footpaths or other public rights of way (PROWs)?</p>		<p>No</p>
	<p>- Will the site have the potential to offer limited car parking facilities?</p>		<p>The site is suitable for the allocation of car parking facilities.</p>
	<p>- Does the site, by virtue of its location and scale, have a severe impact on the existing highway network?</p>		<p>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 as a recreational site will have an impact on the highway network</p>
<p>9/Soc To ensure that the community has adequate access to the facility</p>	<p>- Is the site within a desirable or acceptable walking distance of the main residential area of the village?</p>		<p>The site is within the desired distance.</p>

	<p>- Are there safe crossing points and walkways between the main residential areas and the facility?</p>		<p>Access of foot to the main residential areas and the facility requires crossing of Beyton Road which does not have a safe crossing point and negotiation of the very narrow footpath under the Railway Bridge. An alternative route on foot requires crossing of Thedwastre Road which does not have a safe crossing point. The narrowness of the footpath under the Railway Bridge would need to be assessed as this would be the primary access route.</p>
	<p>- Is the site within a desirable or acceptable walking distance from nearest bus stop?</p>		<p>The site is within the desired distance.</p>
	<p>- Will the site, by virtue of its location and scale, have an impact on other users of that land?</p>	<p>Is there sufficient space to allow for a range of activities to be undertaken?</p>	<p>Given the size of the site it is considered that there is sufficient space to allow for a range of activities to be undertaken.</p>
<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>The site is located close enough to development to allow passive surveillance and given access to a main road 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. Currently the Parish Council maintains community recreational facilities and it is assumed that this would continue to allow the facility to be accessible to all.</p>

Overall judgement	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 a primary school only.	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.	This is a reasonable location for a range of recreational activities with some potential for growth should be land become available for recreational use.
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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)