

Sustainability Theme/ Objectives	Detailed Assessment Criteria	Commentary on Criteria	5. Thurston in Need Charity Land at Heath Road 3.81 hectares overall
Availability	Is the site available/has it been put forward by the landowner or a developer?		Yes - This land was put forward under the Thurston Neighbourhood Plan Call for Sites and is currently being considered for future development.
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 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?	The site is adjacent to settlement on one side but would not have a detrimental impact on the landscape as would not encroach on the countryside. The site is adjacent to the settlement boundary on two sides.

	- 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?	The site has potential for incremental growth providing MUGA or other facilities should part of the land be given over to community use.
	- 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?	There would be potential for employment opportunities if some use of the land was used to build care facilities as site promoter has previously suggested.
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 on the edge of present settlement boundary and there is no significant density of housing. It is well located close to existing services and easily accessible from the main road network.
	- Does the site impact on the setting of any listed buildings?		There are no listed buildings nearby
	- 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 reasonably well located for the community to access new community facilities which could include youth shelter or skatepark recreation or POS.</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>Heath Road is considered reasonably safe for both cyclists and walkers and has the potential to take a pedestrian crossing on the northern side. There would be no severe impact on the highway network and there is safe access to the Community College.</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>There could be reasonable safety of movement. The route into the village along Heath Road is reasonably safe, this not being a main road. Once into the village, routes along Barton Road and Station Hill are busier but relatively safer for cyclists. Sustrans Route 51 runs along Heath Road crossing Barton Road up to Norton Road.</p>
	<p>- Will the site impact on any existing footpaths or other public rights of way (PROWs)?</p>		<p>The site will not impact on existing footpaths or PROWs</p>
	<p>- Will the site have the potential to offer limited car parking facilities?</p>		<p>Should the whole of the site be put forward for development then there would be scope for limited car parking facilities.</p>
	<p>- Does the site, by virtue of its location and scale, have a severe impact on the existing</p>		<p>No</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 at the preferred maximum distance from the main residential area of the village</p>

	<p>- Are there safe crossing points and walkways between the main residential areas and the facility?</p>		<p>The route into the village along Heath Road is reasonably safe. Once into the village, routes along Barton Road, Norton Road and Station Hill provide access to other areas of the village. However there is no safe crossing point on Barton Road.</p>
	<p>- Is the site within a desirable or acceptable walking distance from nearest bus stop?</p>		<p>Yes. There is a bus stop & shelter 200m from the site</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>No. The land could be split into two areas one for residential use and the other for recreational facilities without impacting on existing services or residential areas if use was made of public modes of transport and cycle paths and walkways.</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 area is owned by a charitable trust who also manages the field by renting this out for arable use. The adjoining recreation ground is rented to the Parish Council who maintain the area as open space amenity with some recreational facilities located on the land.</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 site has the potential to be used for both elderly care housing and recreational use. It is well situated as close to existing services such as bus routes and paths and the Housing would not cause a severe impact on either current services, or residential sites. It has relative highway safety, ease of accessibility, security and relative ease of development without any severe impact or disruption to present housing occupants.
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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)