

Sustainability Theme/ Objectives	Detailed Assessment Criteria	Commentary on Criteria	6. Existing Primary School Site
Availability	Is the site available/has it been put forward by the landowner or a developer?		No
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	No risk of fluvial flooding
	Is the site at risk from surface water flooding?	Is there a high, medium or low risk of surface water flooding on the site?	Some localised flooding has been experienced due to poor building drainage and limited natural drainage due to hard surfacing
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	Small area of donated private woodland to School Road boundary preserved as memorial to a previous pupil. Legal status unknown.
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?	Site is contained within existing residential area and has housing and roads to North, South and Western boundaries and the village recreation field to the East.

	- Is the site greenfield or previously developed land?	Development of brownfield sites is preferable to use of greenfield land.	Brownfield
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?	Unlikely to be suitable for employment use due to proximity of local housing and restricted access. Current use as local primary school, most effective future use would be as community facility such as extended recreation space, utilising existing hardstanding
	- 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?	Additional recreation space is unlikely to create significant additional employment other than maintenance and inspection.
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.	Current primary school site. Not required for this activity once new school is available for Thurston. Good local pedestrian access, some limited parking on site, accessible from recreation ground.
	- Does the site impact on the setting of any listed buildings?		No. Nearest listed building is St Peters Church, including listed War Memorial. Low level development is unlikely to impact on these buildings any more than current single storey school building.
	- Does the site have any trees with TPOs that would have to be removed?		Yes-assume protected woodland area incorporates TPO (to be verified)

<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>Yes- prime opportunity to expand available recreation space within the settlement. Areas of existing hardstanding allow good opportunities for team sports including tennis, basketball and netball, complimentary to existing cricket and football on the recreation ground.</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>See above. A range of opportunities not currently available in the village will be possible. Residential impact will be an issue outside of current school/daylight hours.</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>Site is adjacent to national cycling routes and benefits from reasonably quiet no-through roads, with recreation greenspace to one side. Cycle and pedestrian access and paths could be improved, including more user friendly surfaces.</p>
	<p>- Will the site impact on any existing footpaths or other public rights of way (PROWs)?</p>		<p>PROW runs adjacent to the site across public recreation space. No current PROW through site, restricted due to safeguarding.</p>
	<p>- Will the site have the potential to offer limited car parking facilities?</p>		<p>Limited currently to approximately 14 spaces. Potential for more, which would support the use of the recreation ground at certain times. Existing infrastructure would require demolition.</p>
	<p>- Does the site, by virtue of its location and scale, have a severe impact on the existing highway network?</p>		<p>If the site were used for residential development there would be increased impact on the highway network as with any of the proposed developments for Thurston. Community use would not have the same impact, being more likely to decrease traffic at peak times once the school site is no longer used.</p>

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?		The site is close to existing development and to proposed developments including those on Norton Road. It is some distance by foot or cycle from other parts of the village such as Heath Road.
	- Are there safe crossing points and walkways between the main residential areas and the facility?		Some limited traffic management exists as a result of the current use as a school. Further crossings and safety improvements would be required for increased community use.
	- Is the site within a desirable or acceptable walking distance from nearest bus stop?		Bus Stops exist on both School Road and Church Road, within acceptable walking distance of the site.
	- 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?	No other users anticipated if utilised as community space. Sufficient space for a range of activities.
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	- 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.	- Is the site in a suitable location that will allow passive surveillance; emergency vehicle access; lighting and CCTV.	Potentially Parish Council managed. Lighting, emergency vehicle access already in place, passive security possible from nearby residential areas.

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.	A relatively small site within the settlement boundary, this area undeniably lends itself to future recreation or community use rather than further residential space. The site could easily be used to support an increased range of activities within the village and would require little initial investment, with much of the area already given over to hard-standing. Accessible by foot or cycle, redevelopment of the site as recreation space will have a limited impact on existing infrastructure and highways. The existing school building does have some potential as a community hub, but the site is constrained in terms of car parking if the current building is left in place and there is an intent to provide a range of activities, including outdoor sports and games on the site.
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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)