

Sustainability Theme/ Objectives	Detailed Assessment Criteria	Commentary on Criteria	7. Recreation Field. Church Road 1.5 Hectares
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	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?	Low
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 on the edge of the built up area to the East & new development to the North

	- Is the site greenfield or previously developed land?	Development of brownfield sites is preferable to use of greenfield land.	Open Space
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?	Site has limited potential for further facilities & limited vehicle access & parking
	- 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?	No employment opportunities would arise from the expansion of recreational facilities on this site as such expansion would be limited and would be covered by the Parish Council's maintenance programme for this site.
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 within the settlement area, but is on the Eastern edge of the main populated part of the village
	- Does the site impact on the setting of any listed buildings?		The site lies close to St Peter's Church and burial ground and any additional recreational facilities will need to take this into consideration.
	- Does the site have any trees with TPOs that would have to be removed?		No requirement for existing trees to be removed. There are no trees on the site subject to TPO's.

<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 unable to be expanded to provide more leisure or outdoor facilities given its current use and size. There is already a pre-school on the site, in use 5 days a week, a sports pavilion that is used at weekends and 3 days of the week and the Cavendish Hall which has clubs and groups regularly using the building both day and evening.</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 site already has recreational facilities including sports pavilion, pre-school building, children's play area, football & cricket pitches plus open area. There is limited space but a small gym trail could be installed.</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 is adjacent to Cycle Route 51 to the Southern side. Access to the Eastern side of the site is poor with no footpath & Church Road is narrow.</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 has limited parking facilities & due to the topography of the site there is limited scope to provide further recreational facilities. Additional parking is unlikely to be possible given the status of the land as public open space.</p>
	<p>- Does the site, by virtue of its location and scale, have a severe impact on the existing highway network?</p>		<p>Vehicular access/leaving is via Church Road which at point of access is poor due to its location close to cross roads & poor visibility. The footpath ends adjacent to this point.</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 on the Eastern edge of the main built up area of the village & is at the preferred maximum distance from this area.</p>
	<p>- Are there safe crossing points and walkways between the main residential areas and the facility?</p>		<p>Yes</p>

	- Is the site within a desirable or acceptable walking distance from nearest bus stop?		Yes
	- 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
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.	The site already has a maintenance programme in place & is used as an open space 24 hours per day. The site is only suitable for passive surveillance in the vicinity of the pavilion & the pre-school buildings. Access for emergency vehicles is only possible by the existing access on Church Road.
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.	With the building of new developments on Norton Road & Sand Pit Lane together with the preferred site for the new Primary Academy being in Norton Road it is anticipated that Church Road will be used by additional vehicles to & from these sites. There is also the concern that the road might become a rat run for other vehicles. Church Road is narrow in places and there is limited scope to be able to cope with additional traffic. This is compounded by parking on Church Road when events are taking place at St Peters Church. It is expected that the County Councils School Transport Policy will also have an effect on the volume of traffic in Church Road. Taking this into consideration and given the scope of facilities on the site and the current use of the site as a well-used cricket and football pitch, it is doubtful as to the availability of this site for further large scale recreational facilities.

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)