

Sustainability Theme/ Objectives	Detailed Assessment Criteria	Commentary on Criteria	8. Open Space at New Green Centre 3.5 hectares approx.
Availability	Is the site available/has it been put forward by the landowner or a developer?		The site is already registered as an Open Space Area with a Community Centre and various recreational facilities located within the open space area.
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
	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 was previously used for agriculture and was presented for village use by the landowner and is now a Registered Open Space. Landowner permission would be required before any new structures could be built. The land is surrounded by housing including a sheltered housing site for the elderly with a public footpath running through the mid-centre. It is presently used for ad-hoc community sports and has a separate play area maintained by the Parish Council. It houses many mature trees and a wildlife area with pond and meadowland surround.

	- Is the site greenfield or previously developed land?	Development of brownfield sites is preferable to use of greenfield land.	Greenfield land
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 present Community Centre within the Open Space will become unable to cope with the planned size of the village in future years and may be suitable for extensions necessary to complement growth of village
	- 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?	Currently there are no plans to develop a medical centre within the village and there might be an option for the Centre to be extended in order to provide clinics and other medical requirements to meet village demand. This could create employment opportunities and initiate further group or club activities.
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 currently within an area of housing on all sides. There are no listed buildings within the area concerned.
	- Does the site impact on the setting of any listed buildings?		No
	- Does the site have any trees with TPOs that would have to be removed?		There are presently no TPO's registered on this site
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.	The present site is accessible as centred within the village envelope. The site includes a Youth Shelter and has a café and Wi-Fi facilities are already available. There is space for further development.

<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 is between two roads and is served with two car parking areas with safe linkages to present facilities. It has a recognised Cycle path Route 51 going through the POS along with a footpath and has footpaths alongside the roads serving the area.</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>Cycle path Route 51 runs through this site</p>
	<p>- Will the site impact on any existing footpaths or other public rights of way (PROWs)?</p>		<p>No. These are already in place</p>
	<p>- Will the site have the potential to offer limited car parking facilities?</p>		<p>These are already car parking spaces in place but these may require extension if the centre is to be expanded.</p>
	<p>- Does the site, by virtue of its location and scale, have a severe impact on the existing highway network?</p>		<p>No. The present users arrive over set times and there has not been any record of issues relating to impact on the highways serving the Centre</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>Yes</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?	There is sufficient space for various 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.	The Trustees would continue to oversee day to day considerations and work with the Parish Council to ensure issues were addressed. CCTV is already on site and lighting is in place.
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.	The Site is considered to be one of the best located within the village for its central, accessible, spatial and ease of use facilities. Whilst there is room for expansion in terms of building capabilities this will be subject to landlord and planning permissions. The landlord has previously indicated that the provision of permanent recreational facilities are unlikely to be considered as there is a desire to maintain the area as open space.

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)