

Sustainability Theme/ Objectives	Detailed Assessment Criteria	Commentary on Criteria	9. Plum Pudding Field
			10.72 hectares
<b>Availability</b>	<b>Is the site available/has it been put forward by the landowner or a developer?</b>		Yes - a field of 11 hectares (27 acres) to the south east of Thurston Road was put forward under the Thurston Neighbourhood Plan Call for Sites
<b>1/Env</b> 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.
	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.
<b>2/Env</b> 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.
<b>3/Env</b> 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 in open countryside and visible; any development would encroach significantly into the countryside. It is also separate from the settlement boundary.

	- Is the site greenfield or previously developed land?	Development of brownfield sites is preferable to use of greenfield land.	Greenfield
<b>4/Econ</b> <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 large and has potential to accommodate a range of leisure activities including multi-use facilities; skatepark and more formal sporting activities. Adequate provision would need to be made for parking and cycling storage as the site is remote from the centre of the 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?	Were the site to come forward for recreational facilities limited employment opportunities could arise.
<b>5/Env</b> 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 outside the settlement boundary on the far south of the village.
	- Does the site impact on the setting of any listed buildings?		Development of any facilities, unless woodland were retained and extended, would be visible from The Planche.
	- Does the site have any trees with TPOs that would have to be removed?		No
<b>6/Soc</b> 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 large size of the site means it could be used for a wide range of activities and would allow expansion of existing sporting clubs. There is also scope for the provision of indoor recreational facilities.

<p><b>7/Soc</b> 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>Road access is along a main artery from the village to the A14. Traffic along this road will increase with approved development. There are no cycleways or footpaths. There is no lighting along the road.</p>
<p><b>8/Soc</b> 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. Cycle and pedestrian routes would need to be provided to the main residential area of the village. A new pavement and cycle way along Beyton Road with safe crossing points would be required.</p>
	<p>- Will the site impact on any existing footpaths or other public rights of way (PROWs)?</p>		<p>There are no PROW within or adjacent to the site.</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 are likely to use cars to reach the site and as such the proposal will have an impact on the highway network. However the site is sufficiently large enough to enable the provision of adequate parking although encouragement will be given to access the site via more sustainable means as long as pedestrian and cycle routes are installed.</p>
<p><b>9/Soc</b> 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>No as access is difficult other than by car.</p>
	<p>- Are there safe crossing points and walkways between the main residential areas and the facility?</p>		<p>No</p>

	- Is the site within a desirable or acceptable walking distance from nearest bus stop?		No
	- 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 a wide range of activities.
<b>10/Soc</b> 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 is not in a location that will allow surveillance. Should the site be developed with indoor as well as outdoor recreational facilities then provision for CCTV and lighting might be possible. As the site is located on a main road it would be able to provide access to emergency vehicles if required.
<b>Overall judgement</b>	<b>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 recreation development</b>	<b>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</b>	With appropriate investment in extensive infrastructure e.g. roads, footpaths, cycle paths, and lighting, the site would accommodate significant recreational development. However, development of the whole site would imply facilities on a regional scale, far exceeding Thurston's requirements or capacity to absorb associated impact.

### 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)