

## Thurston (Core Village)

Thurston, identified as a Core Village, is situated approximately 7km east of Bury St Edmunds, and lies on a ridge above a tributary of the Little Ouse River. Thurston Neighbourhood Plan was adopted in October 2019. The landscape to the north, south and west is classified as Plateau Estate Farmlands, with Ancient Rolling Farmlands being located to the east. Historically the settlement area was formed of a series of dispersed farmsteads, a parish church and vicarage, but had no distinct settlement core. As a result, the heritage assets tend to be located on the edge of the settlement, with the Church of St Peter to the eastern edge, a Manor to the north east and several large houses to the south set within landscaped gardens.

A new primary school (including a pre-school for 30 places) is already planned for Thurston, which is to be funded by Section 106 agreements from existing commitments. An expansion to Thurston Community College may be required to accommodate growth. Woolpit Health Centre (which serves Thurston) requires an expansion to facilitate existing planning commitments and Plan growth for the area.

## Joint Local Plan Allocation

### LA084 – Allocation: Land west of Meadow Lane, Thurston

Site Size - 3.27ha

Approximately 64 dwellings (with associated infrastructure)

The development shall be expected to comply with the relevant policies of the Plan and Thurston Neighbourhood Plan and contributions towards the following:

- I. Open space provision;
- II. Education provision;
- III. Highways improvements.

### LA085 – Allocation: Land east of Church Road and south of Old Post Office Lane, Thurston

Site Size - 1.98ha

Approximately 25 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Plan and Thurston Neighbourhood Plan;
- II. Development is designed to conserve and enhance Stockhold Green Farmhouse (Grade II listed) and its setting;
- III. An ecological survey, and any necessary mitigation measures are provided;
- IV. Provision of a transport assessment to determine existing and projected capacity and any mitigation required;
- V. Contributions to the satisfaction of the LPA, towards secondary school provision and a new pre-school and primary school;
- VI. Contributions to the satisfaction of the LPA, towards healthcare provision;
- VII. Carriageway widening with footway are required along Church Road, with priority system under railway bridge; and
- VIII. Provision of a Transport Assessment to fully assess the impact on railway bridge and any relevant mitigation measures.

## **LA086 – Allocation: Land south of Heath Road, Thurston**

Site Size - 4.3ha

Approximately 110 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Plan and Thurston Neighbourhood Plan;
- II. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
- III. Provision of a transport assessment to determine existing and projected capacity and any mitigation required;
- IV. Contributions, to the satisfaction of the LPA, towards highway improvements, including footways and cycle ways;
- V. An ecological survey, and any necessary mitigation measures, are provided;
- VI. Contributions to the satisfaction of the LPA, towards secondary school provision and a new pre-school and primary school; and
- VII. Contributions to the satisfaction of the LPA, towards healthcare provision.

## **LA087 – Allocation: Land south of Beyton Road, Thurston**

Site Size - 7.9ha

Approximately 200 dwellings (with associated infrastructure)

The development shall be expected to comply with the relevant policies of the Plan and Thurston Neighbourhood Plan and the following:

- I. Highway improvements;
- II. Open space provision and financial sums towards play equipment;
- III. Education contributions towards new pre and primary school.

## **LA088 – Allocation: Land west of Ixworth Road, Thurston**

Site Size - 13ha

Approximately 250 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant policies of the Plan and Thurston Neighbourhood Plan and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;
- II. Highways improvement;
- III. Education contributions towards new pre and primary school; and
- IV. Footpath and cycleway improvements.

### **LA089 – Allocation: Land east of Ixworth Road, Thurston**

Site Size - 8.7ha

Approximately 200 dwellings (with associated infrastructure)

The development shall be expected to comply with the following:

- I. The relevant policies of the Plan and Thurston Neighbourhood Plan;
- II. Development is designed to conserve and where appropriate enhance Manor Farmhouse (Grade II\*), Range of Farm Buildings Immediately North of Manor Farm (Grade II), Church of St Peter (Grade II) and their settings;
- III. An archaeological assessment and measures for managing impacts on archaeological remains are provided;
- IV. Rights of Way within the site and within the vicinity of the site should be retained and enhanced to enable access to the countryside and active transport;
- V. Contributions, to the satisfaction of the LPA, towards highway improvements, including footways and cycle ways;
- VI. An ecological survey, and any necessary mitigation measures are provided;
- VII. Protected trees within the site are retained and protected together with retention and enhancement of hedgerows;
- VIII. Contributions to the satisfaction of the LPA, towards secondary school provision, a new pre-school and primary school; and;
- IX. Contributions to the satisfaction of the LPA, towards healthcare provision.

### **LA090 – Allocation: Land west of Barton Road, Thurston**

Site Size - 5.2ha

Approximately 129 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant policies of the Plan and Thurston Neighbourhood Plan and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;
- II. Education contributions towards new pre and primary school; and
- III. Highways improvements.

## **LA103 – Allocation: Land South of Barrells Road, Thurston**

Site Size - 1ha

Approximately 6 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant policies of the Plan and Thurston Neighbourhood Plan and contributions to the satisfaction of the LPA towards the following:

- I. Open space provision;
- II. Education contributions towards new pre and primary school;
- III. Highways contributions towards improving highway safety and pedestrian crossing improvements; and
- IV. Public rights of way contributions.

## **LA118 – Allocation: Land west of Church Road, Thurston**

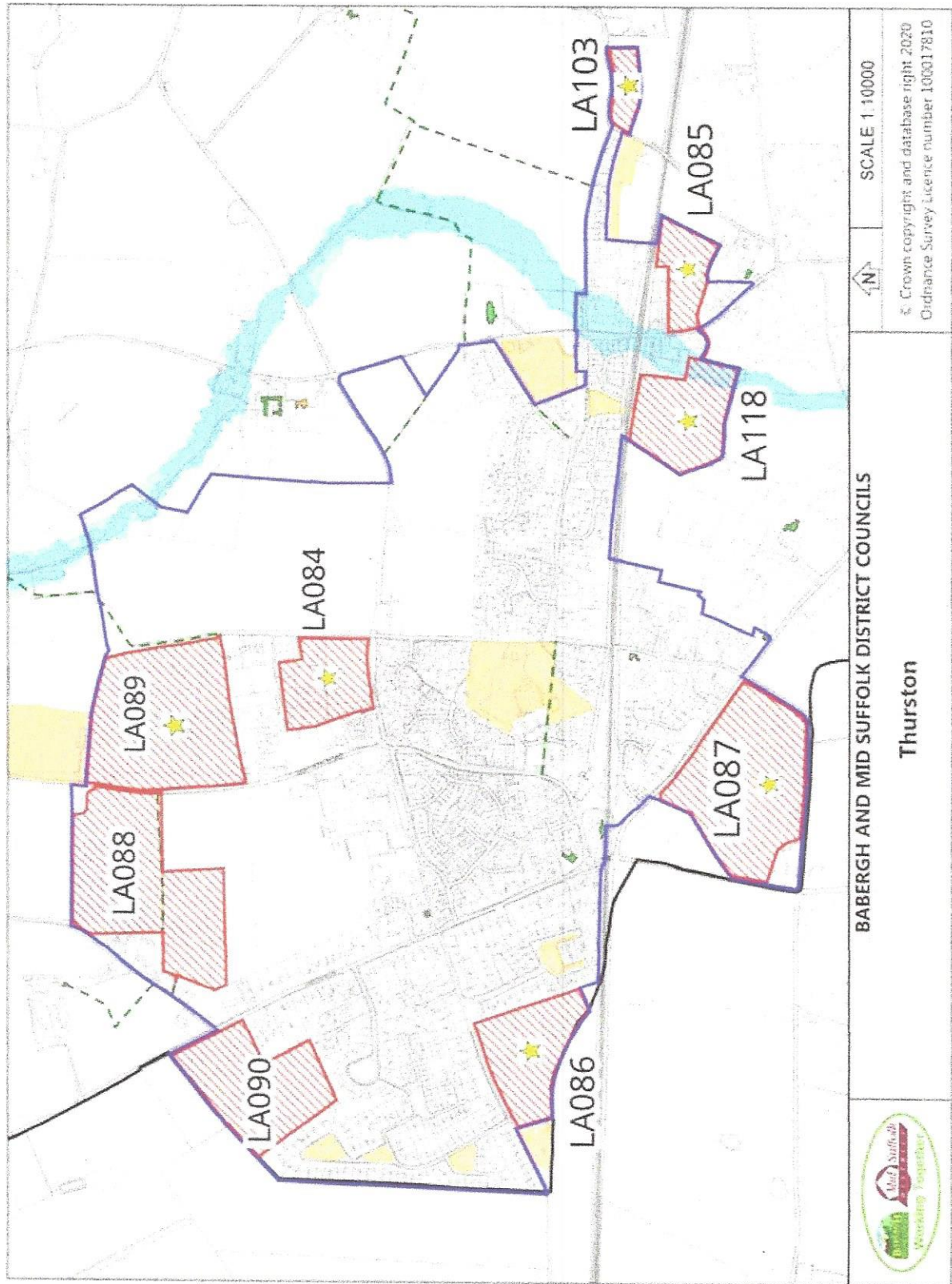
Site Size – 3.8haha

Approximately 15 dwellings (with associated infrastructure)

Development for this site shall be expected to comply with the relevant policies of the Plan and Thurston Neighbourhood Plan and contributions to the satisfaction of the LPA towards the following:

















- I. Education provision of new a pre and primary school.

# Mid Suffolk District Council Place Maps and Policies



# Policies Map Key

## Key

-  Residential Allocations (LA####/ LS01)
  -  Strategic Employment Sites (SP05)
  -  Settlement Boundaries (SP03)
  -  District Boundaries
  -  Parish Boundaries (where settlements span multiple parishes)
  -  Key Infrastructure Requirements
  -  Areas of Outstanding Natural Beauty (LP20)
  -  Local Nature Reserve
  -  Protected Habitats and Species Sites (SPA, SAC and Ramsar)
  -  Sites of Special Scientific Interest
  -  Designated Open Space (LP30)
  -  Gypsy and Traveller Sites (LP09)
  -  Public Rights of Way
  -  Flood Zone 2 (LP29)
  -  Flood Zone 3 (LP29)
  -  Ancient Woodland
  -  Conservation Area
  -  County Geodiversity Sites
- Listed Buildings**
-  Grade I
  -  Grade II\*
  -  Grade II
  -  Registered Parks and Gardens
  -  Scheduled Ancient Monuments