

# THURSTON PARISH COUNCIL

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Paper prepared by Mrs Vicky Waples, Clerk to the Council  
For consideration at the Parish Council Meeting of 8<sup>th</sup> January 2020.

Aim: to consider the remit and quotation received from Ethos Environmental Planning on the production of an Open Space and Play Strategy for Thurston.

1. Why ETHOS? - Company undertook the Open Spaces Strategy for Babergh Mid Suffolk District Council so have some knowledge of the area.
2. Background Information give as below:
  - Thurston is a Key Service Village for Mid Suffolk with an expectation that there will be significant growth over the next 15 or so years.
  - Currently Thurston has around 1500 dwellings which is expected to rise by 1468 in the new Joint Babergh and Mid Suffolk Local Plan. This will considerably increase the size of the population in Thurston and with increased pre-school provision, a new primary school with capacity for 420 places and a senior school there is a good expectation that growth will be across all age ranges.
  - 818 dwellings were granted planning permission in 2017 across five different developments and work will begin prior to the end of this year with the expectation that around 200 (across 3 sites) will be built by the end of 2020 so we feel the work is quite timely.
  - Since September 2019 time three of the significant developments have commenced on site: Linden Homes – phase 1 – 87 of 200 dwellings; Hopkins Homes – 175 dwellings and Persimmon Homes – 248 dwellings.
  - Persimmon is also in discussion with the Parish Council as to the adoption of the Public Open Space – totalling 20571m2 including an area for SuDS as well as small woodland area. Bovis Homes is also due to commence on site in the New Year – 129 dwellings with no provision for recreation use.
  - The draft Local Babergh and Mid Suffolk Joint Local Plan has allocated Thurston a further 1439 dwellings excluding the Hopkins Homes site (175) and the Granary Development (97).
  - The Parish Council is also in communication with Persimmon Homes as to land that has planning permission for educational use but is not now required by the educational department at SCC or the Community College and sits behind the Community College and below the land upon which Persimmon are developing. In total about 2.4 hectares – discussion to site a wheeled facility, if the land become available, on part of this land is ongoing.
  - The Parish Council is also in negotiation to take over 6.6 acres of land to be held in trust for the community.
  - Recreation facilities being offered:
    - Linden Homes – will welcome engagement but nothing specified.
    - Hopkins Homes – under 12s facility; wooden style trim trail along a cycle route
    - Persimmon Homes – will welcome engagement for specification or will offer commuted sums for PC to install own equipment on adopted POS.
  - Current recreation grounds:
    - New Green Centre, New Green Avenue
    - Recreation Field, Church Road
    - Play Area, Heath Road

- Public Open Spaces:  
As per the adopted Thurston NDP – *copy passed over*
- The Parish Council is aware that within the Babergh and Mid Suffolk Open Space Assessment – 2016-2036 - there has been some high level assessment at parish level of existing provision and that the study undertaken has provided up to date information on open space location, coverage and provision and that there was an aim to provide a comprehensive assessment of the current level of provision of the different types of open space.

3. High level remit

- The Parish Council would now like to drill down on the information which provided an audit on the location, size and type of open spaces in the parish and use the information obtained to define appropriate standards for provision of each type of open space and to identify the existing surpluses and deficits for each type of space which will then be able to inform the parish council's work going forward.

4. Detailed remit given – report to focus on

- Existing provision to be protected;
- Existing provision to be enhanced;
- Opportunities for re-location/re-designation of open space;
- Identification of areas for new provision;
- To provide information to support the identification of projects for which Community Infrastructure Levy (CIL) receipts can be targeted.

5. Costings provided: (day rates vary, reflecting input from different members of the team):

Inception meeting (telephone/skype) to agree scope of works and timetable (1 day)	£625 plus additional £250 travel/expenses if require face to face meeting
Research and Policy Review (including NDP and Parish Infrastructure Investment Plan)	(1 day) £425
Transfer of relevant GIS data, review of existing mapping and updates to mapping, and production of updated maps and tables (1.5 days)	£637.50
Updated quality audits (including for new sites/sites that were not included within the Babergh and Mid Suffolk Open Space Audit) (2 days)	£1250 plus £350 travel and accommodation (there may be the option for the parish council to undertake the quality audits in order to reduce costs, but would recommend these are undertaken by Ethos for consistency)
Assess impacts on existing supply and the requirements from new/planned development, using the open space standards set out within the Babergh and Mid Suffolk Open Space Study (1 day)	£625
Recommendations around 5 key areas – protect, enhance, re-location/re-designation, new provision, and provide information to support the identification of projects for which Community Infrastructure Levy (CIL) receipts can be targeted	(1 day) £625
Draft report (2 days)	£1250
Final Report (1 day)	£625

6. Total: £6,062.50 plus £600 expenses (Excluding VAT).

**7. Agreed at the meeting of the Parish Infrastructure and Investment Steering Group Meeting of 6<sup>th</sup> December 2019 to recommend to full Council to proceed without further quotations on the basis of**

**preference and production of a piece of work aligned with works carried out by MSDC – recommendation to put to full Council at its meeting of 8<sup>th</sup> January 2020 for the quotation to be accepted.**