

Thurston's Neighbourhood Plan 2018-2036



The Parish Council's Neighbourhood Plan Team would like to hear from you.

We would like to know what you think of the Draft Plan for Thurston's future. Your views are very important. Copies of the full plan are available in the Library and Parish Office (see the back page).

This leaflet explains

- Why your views are important
- What a Neighbourhood Plan is for
- How the draft Thurston Neighbourhood Plan has been created
- A summary of the objectives and policies of the Plan
- Where to view copies of the full Plan
- How to make your views known
- What happens next.

Why your views are important

Over the summer the Team will be writing the *final version* of the Neighbourhood Plan. The Plan reflects what people living in Thurston would like to see for the future of the village.

So making your views known again at this stage is really important.

They will all be considered in writing the final version of the Plan.



Recent development, Station Hill

What is a Neighbourhood Plan?

A Neighbourhood Plan is **primarily about the use and development of land and buildings** in our parish. It must be in general conformity with the planning policies that Mid Suffolk District Council uses to decide planning applications in our area (Core Strategy/Local Plan).

It is not a plan to stop development, but rather to give more say on the future growth of the area. In short we have a greater say on what is built, rather than having it done to us.

Decisions on planning applications will be made using both the District's Local Plan and the Neighbourhood Plan once adopted, and any other relevant considerations.

What issues can the Neighbourhood Plan cover?

These are some of the things a Neighbourhood Plan can consider:

- Is there an appropriate mix of market and affordable housing?
- Is there sufficient housing for all ages within the community?
- Is there sufficient local employment?
- Should more employment opportunities be encouraged in or close to the village?
- Can the existing roads and parking places cope with more growth?
- What should new buildings look like?
- How should we preserve and protect the rural, environmental and historic areas of the village?



St Peter's Church

The Neighbourhood Plan cannot

- Prevent or block any development from ever taking place
- Propose less growth than Mid Suffolk's planning policies
- Be prepared with no input or support from the community
- Deal with county matters such as, waste or major infrastructure
- Make policies beyond the plan area or be prepared in isolation of neighbouring parishes/districts.

Neighbourhood planning is not a legal requirement but a community right. Once a Neighbourhood Plan has successfully passed an independent examination, a public referendum (residents vote at a polling station) and it is 'adopted' by Mid Suffolk it becomes a legal document.

The creation of the Draft Thurston Neighbourhood Plan

The Parish Council leads the development of Thurston's Neighbourhood Plan. The Plan represents the views of Thurston people.

Work on the Plan started four years ago. This is what has taken place:

- After a public meeting, volunteers from Thurston formed the Neighbourhood Plan Team to work on the Plan
- Questionnaires were delivered to every home and business in the village to find out what was important to them about the future of Thurston.
- Responses were discussed at a Village Forum
- Detailed questionnaires were produced for Thurston's young people aged 11-16, adults and businesses
- Responses were discussed at a Public Meeting which helped to draft the Plan vision and objectives
- A Character Assessment was completed, describing areas of housing in Thurston. Everyone was invited to comment, and amendments made.
- Work was undertaken to determine what people thought important about the Thurston environment and possible sites for new housing
- A Housing Needs Questionnaire was delivered to every home in Thurston.
- A call for expressions of interest in sites for housing development was made
- A Public Meeting was held to get feedback on the criteria to be used to assess sites for housing and comments on the sites that had been identified
- Discussion with landowners and developers about possible sites for housing took place
- Discussions took place with service providers - health, highways, education and transport to find out what they saw as problems and what needed to be planned for Thurston's future



And now the Neighbourhood Plan Team is asking you for your views.

What are the Thurston Neighbourhood Plan objectives?

The objectives of the Thurston Neighbourhood Plan, as identified through engagement with the community, are:

Spatial Strategy

To develop and sustain the key service centre status of Thurston by ensuring any future development is sustainable and supports a range of employment, services and housing.

Housing and Design

To ensure housing is designed that retains Thurston as a place with a village feel rather than that of a town.

To address the specific housing needs of older people.

To address the specific housing needs of younger people.

To provide the infrastructure necessary to ensure that growth is sustainable.

Community Infrastructure

To ensure adequate provision of community, retail, education, leisure facilities, telephony, sewage, and services such as doctors, dentist and family services to support the needs of existing and future population.



New Green open space

To encourage the uptake of sports/fitness/leisure/ wellbeing activities in the village by providing facilities that are open for all to use, including those living and working in the wider area.

What are the Thurston Neighbourhood Plan policies?

Within the document, Policies have been created to make sure the objectives of the Plan are put into place.

There is more detail about these policies in the full Neighbourhood Plan document

THURSTON SPATIAL STRATEGY

New development in Thurston parish shall be focused within or adjacent to the settlement boundary of Thurston village and on sites with planning permission as defined on the Policies Map.

Development proposals within the settlement boundaries will be supported subject to compliance with the other policies in the Neighbourhood Plan.

All development proposals within or adjacent to the settlement boundary will be expected to address the following key matters:

- Where residential development is proposed:
 - Ensure it addresses evidence-based needs; and
 - Demonstrate that there is sufficient primary education provision serving Thurston.



Thurston Primary Academy

- Contribute as necessary towards the provision of other key infrastructure which could include health, transport and movement, community facilities, utilities and public realm improvements, through direct provision and/or developer contributions (including Community Infrastructure Levy and/or Section 106).
- Design high quality buildings and deliver them in layouts with high quality natural landscaping in order to retain the rural character and physical structure of Thurston.
- Development proposals on sites that are clearly separate from the settlement boundary will not be permitted unless:

- They represent appropriate uses in the countryside, such as agriculture, forestry, horticulture, fishing and equestrian activities, and energy generation;
- They relate to the retention of existing and appropriate provision of new commercial businesses;
- They relate to necessary utilities infrastructure and where no reasonable alternative location is available.
- Where development uses best and most versatile agricultural land, the economic benefits of farming the remaining parts of any fields on an ongoing commercial basis must be clearly demonstrated.

MEETING THURSTON'S HOUSING NEEDS

Proposals for new residential development must contribute towards Thurston's role as a Key Service Centre/Core Village. This means addressing both the needs of the wider Housing Market Area and the needs of Thurston as a rural community.

- Within the context of Thurston's needs, all housing proposals of five or more units must deliver at least 40% of these units as one- or two-bed properties. Where this policy results in a need to deliver at least 5 one- and two-bed properties, a minimum of 30% of these units should be one-bed properties.
- An alternative dwelling mix will only be permitted where evidence is brought forward with an application that clearly demonstrates the need for a different mix.
- In order to address the needs of younger people in Thurston, development that provides housing specifically designed to address their needs is encouraged.
- In order to address the needs of older people in Thurston, development that provides housing specifically designed to address their needs is encouraged. This includes the provision of sheltered housing.

MEETING SPECIALIST CARE NEEDS

In order to address the care needs of older people in Thurston, the provision of specialist care facilities is encouraged. This includes the provision of a residential care home.

RETAINING AND ENHANCING THURSTON CHARACTER THROUGH RESIDENTIAL DESIGN

Development proposals must demonstrate how they contribute to the features which positively define Thurston's character. All development shall protect the amenity of neighbours, and reflect the scale, mass, height and form of neighbouring properties.

COMMUNITY FACILITIES

Proposals that would result in the loss of existing community facilities will not be supported unless appropriate re-provision is made. Proposals for new and/or improved community facilities will be supported.

The provision of the following community facilities will be strongly supported:

- A Neighbourhood Equipped Area for Play (NEAP).
- A Multi-Use Games Area (MUGA).
- Allotments or community growing spaces.
- An adventurous play area for use by older, 14+ children/young adults and a skate park.



Example of a MUGA.



Example of a NEAP.

KEY MOVEMENT ROUTES

To ensure that residents can walk and cycle safely to the schools, railway station, shops, bus stops and other important facilities serving the community of Thurston. All new developments must ensure safe pedestrian and cycle access to link up with existing pavements and cycle infrastructure that directly connect with the Key Movement Routes. Such routes should also ensure that access by disabled users and users of mobility scooters is secured.

HIGHWAY CAPACITY AT KEY ROAD JUNCTIONS

All Transport Assessments (for larger sites) or Transport Statements (for smaller sites) - as required by paragraph 32 of the National Planning Policy Framework - should address to the satisfaction of the highway authority the cumulative transport impact on road junctions, in particular including the following:

- Fishwick Corner
- Pokeriage Corner
- Junction of Beyton Road and New Road
- The railway bridge/junction of Barton Road and Station Hill



The railway bridge

The provision of junction improvements at these points which are intended to reduce vehicle accidents and increase safety of cyclists and pedestrians is critical. Their provision is essential.

PARKING PROVISION

Development proposals that generate an increased need for parking must provide adequate and suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists.

LANDSCAPING AND ENVIRONMENTAL FEATURES

Development must be designed to ensure that its impact on the landscape and the high quality rural environment of Thurston is minimised.

Development which abuts open countryside must not create a hard edge. Proposals must demonstrate how the visual impact of building on the site has been minimised. Development must ensure that valued features of the local landscape, including hedgerows are protected where possible.

LOCAL GREEN SPACES

The following areas shown on the Proposals Map are designated as Local Green Spaces: The New Green Open Space Area; The Recreation Field, Church Road; Genesta Drive Open Space; Heather Close Open Space; Furze Close Open Space; Hambros Open Space; Maltings Garth Open Space; Barton Road Chalk Pit; School Road Old Gravel Pit Open Space.

Proposals for built development on these Local Green Spaces must be consistent with policy for Green Belts and will not be permitted unless it can be clearly demonstrated that it is required to enhance the role and function of that Local Green Space.



The Recreation Field

PROVISION FOR WILDLIFE IN NEW DEVELOPMENT

Development proposals that incorporate into their design features which encourage wildlife to thrive will be strongly supported. In particular, new residential development proposals should incorporate provision for local wildlife to thrive.

MINIMISING LIGHT POLLUTION

New development will be required to demonstrate how it has minimised light pollution created through its proposed use. Where lighting of public places is proposed, the use of down lighters will be required.



*View south west from
Pakenham Road*

How to view a copy of the full Neighbourhood Plan

Full copies of the Plan are available from the Parish Office at The New Green Centre and Library during opening hours.

There is also a copy on the website that you can download <http://thurston.suffolk.cloud/neighbourhood-plan/>

How to make your views known

There will be 'surgeries' that you can attend at these times:

Friday 13th July 10.00am to 12.00pm
Tuesday 17th July 2.00pm to 6.00pm
Friday 20th July 10.00am to 2.00pm
Tuesday 24th July 2.00pm to 6.00pm
Saturday 28th July 10.00am to 12.00pm
Friday 3rd August 12.00pm to 4.00pm
Tuesday 7th August 4.00pm to 6.00pm
Wednesday 15th August 6.00pm to 8.00pm
Saturday 18th August 2.00pm to 4.00pm
Friday 24th August 10.00am to 2.00pm

At the surgeries you can seek more information and make your views known.

Please record your views on the forms in the Parish Council Office or at the Library, or download it from the website

<http://thurston.suffolk.cloud/neighbourhood-plan/>

Alternatively, write in with your views.

Please hand your views in at the Parish Council Office or put them in the Parish Letter Box, both at The New Green Centre. Alternatively send them to Vicky Waples, Parish Clerk, Thurston Parish Council, Parish Council Office, New Green Centre, Thurston, Suffolk, IP31 3TG

The period of consultation lasts from 9th July to 5.00pm on 31st August 2018

If you would like any more information or help:
please contact Vicky Waples, Thurston Parish Clerk,
on 01359 232854
or by email info@thurstonparishcouncil.gov.uk

Thank you - The Thurston Neighbourhood Plan Team

