

Detailed Assessment

REVISED NOVEMBER 2016

Sustainability theme/ Objectives	Assessment criteria	Commentary on criteria	19. West of Thurston - west of Barton Road
			5.18 ha
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	Site is not at risk from fluvial flooding. Site is in flood zone 1.
	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
	- Does development result in the loss of best and most versatile agricultural land?	Is the site in agricultural land classification (ALC) Grade 1, 2 or 3? Sites in Grades 1 and 2 will have a lower score	Indicatively the site is likely to be Grade 3 agricultural land and therefore may result in the loss of versatile agricultural land, albeit the lowest quality land of this type.
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 is open on its north west and north east sides. However, there is a significant amount of built development on the south west and south east sides. Any development would therefore not encroach significantly on the countryside.
	- Is the site greenfield or previously developed land?	Development of brownfield sites is preferable to use of greenfield land.	Greenfield

<p>4/Soc To ensure that housing addresses the needs of the existing community of Thurston before addressing wider needs</p>	<p>- Is the site large enough to provide for affordable housing needs (i.e. the site is capable of delivering 10 or more dwellings)?</p>	<p>Is the site capable of meeting the needs set out in the Thurston Housing Needs Survey, i.e. strong need for 1-2 bed houses, both market and affordable? Sites should be considered favourably if they are capable (by virtue of size) to accommodate needs of all identified groups.</p>	<p>This would depend on the scale of growth. However, the location assessed is large enough to provide for all of Thurston's housing needs, both for market and affordable housing.</p>
<p>5/Econ To maximise the potential of existing employment/employers and support the need for new employment opportunities.</p>	<p>- Will development of the site result in the loss of commercial business premises? If so, will there be significant job losses?</p>	<p>Would Thurston's home working/small business community be supported or undermined through the proposal?</p>	<p>No</p>
<p>6/Env To protect the identity and local distinctiveness of Thurston as a rural settlement and to enhance the village streetscape.</p>	<p>- What is the relationship of the site to the settlement?</p>	<p>- 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.</p>	<p>The site is adjacent to the settlement boundary on three sides, covering more than half of the perimeter of the site. These boundaries are all well built up.</p>
	<p>- Will the proposal be in keeping or otherwise complement the built environment in the immediate vicinity in terms of layout, scale and density?</p>	<p>The community has expressed a preference for small developments of less than 10 units.</p>	<p>The site is of a scale that is significantly larger than the community's preference. However, this is adjacent to the main residential area of Thurston so a well-designed development with dwellings separated by areas of open space would be in keeping with the existing development in this part of the village.</p>
	<p>- Does the site impact on the setting of any listed buildings?</p>		<p>No</p>

	- Does the site have any trees with TPOs that could have to be removed?		No
<p>7/Soc To ensure that the community has a high quality and healthy lifestyle.</p> <p>8/Soc To ensure the provision of a range of community facilities that provide for the needs of the community</p>	- Does the site create the opportunity to provide new community infrastructure and/or green open space in an accessible location for the wider community? '- Is the site capable of providing safe and improved linkages to community facilities?	- Will the site provide for allotments? - Will the site provide for greater opportunities for children and adult learning provision? - Will the site provide for improved outdoor recreational facilities - gym trail, gym and football goals/better football goals?	Within the planning application submitted, a reference is made to on-site provision of open space and the future management of this and other non-public areas of the development site to be through a private company of which residents will become the owners or via some alternative but effective mechanism. It is therefore not possible to know what community facilities will or could be provided.
	- Would the amenity of residents of the new development be affected by the neighbouring uses?	Would development be next to a 'bad neighbourhood use', e.g. noisy, smelly industrial activities?	No
<p>9/Soc To improve safe movement around the parish and to key service centres outside the parish by a range of modes</p> <p>10/Soc To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, and schools</p>	- Will the site impact on any existing footpaths or other public rights of way (PROWs)?		No
	Would Thurston's shops and services be undermined or supported through development of this site? e.g. would new residents be able to access shops and services easily by foot/bicycle/car? Does the location itself encourage the use of local shops and services?		The site is located reasonably close to most shops and services, however there is no existing footpath serving the proposed site along Barton Road. Were a footpath to be built, a pedestrian crossing would need to be provided across Barton Road. This should generally encourage the use of shops and services in the village.
	- Is the site on a safe cycling route to the main shops and services in the village or does it create the opportunity to deliver a new cycle route?	A key service location is the railway station	Barton Road is a main route into the village so may discourage some cyclists. There is no opportunity to create a new cycle route.

<p>- Does a site, by virtue of its location and scale, have a severe impact on the existing highway network?</p>		<p>This would be dependent on the scale of growth proposed. Whilst the planning application submitted shows an intention to make a financial contribution towards the physical improvement works proposed to the Fishwick Corner junction (signing and road marking), it is expected that direct access to this route will be under the very narrow Railway Bridge and will require further consideration. The impact on the junction of Barton Road and the A143 would require further assessment.</p>
<p>- Is the site within a desirable or acceptable walking distance of the main shops and services in the village?</p>	<p>A key service location is the Community College and Primary School</p>	<p>Within preferred maximum distance of the Primary School and within desirable distance of the Community College.</p>
<p>- Are there safe crossing points and walkways between the site and the Community College and Primary School?</p>		<p>Access on foot to Community College requires crossing of Barton Road, which does not have a safe crossing point.</p> <p>Access to Primary School on foot requires crossing of several larger roads, with not all having dedicated crossing points.</p> <p>Higher levels of growth could fund the provision of new pedestrian crossings. Access to both schools would be along footways for the entire route.</p>
<p>- Is the site within a desirable or acceptable walking distance from the railway station?</p>		<p>Within acceptable distance</p>

	- Is the site within a desirable or acceptable walking distance from nearest bus stop?		Within desirable distance
Overall assessment			<p>This is a reasonable location for development with some potential for growth and is large enough to provide a range of housing and community infrastructure. The site was not submitted as part of the Neighbourhood Plan Process but is known to have been submitted as part of MSDC's SHLAA. A request was made in June 2016 for the site to be formally assessed. A planning application has now been submitted (4386/16) (November 2016). The site is not situated on a pedestrian footway and consideration will need to be given over safe entry and exit points. Safe pedestrian access to primary and secondary schools would require the provision of pedestrian crossing/safe crossing points. The major issue with the site would be the potential traffic impact which would need more detailed assessment in conjunction with the Highway Authority.</p>

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)