

# THURSTON

## **Parish Infrastructure Investment Plans (PIIPs)**

Parish name(s)	THURSTON
Area covered (if combined area)	Thurston
Date of PIIP	17.10.2018
Date of review	01.11.2019
Date adopted / approved by Parish Council	07.11.2018
Existing infrastructure audit – list of services and facilities within the local area, their condition, location, existing capacity and catchment area.	<p><b>Parish Council comment:</b>  <b><i>It is expected that those analysing this audit will avail themselves of the work carried out by Thurston Neighbourhood Plan Team which can be found at:</i></b>  <a href="https://thurstonparishcouncil.uk/neighbourhood-plan/">https://thurstonparishcouncil.uk/neighbourhood-plan/</a></p> <p><b><i>This audit has been prepared using data collected in the consultation rounds of the Neighbourhood Plan work and is based on community engagement.</i></b></p> <ol style="list-style-type: none"> <li>1. Railway Station – currently has a barrow crossing to access the platform for Cambridge bound trains. Network Rail has identified this as having an ALCRM Risk Category of D4. Catchment area is Thurston and the surrounding villages and those using Thurston to access facilities and services in Thurston or elsewhere.</li> <li>2. Railway Station Car Park – this is limited to 12 spaces which is constantly full. On 9<sup>th</sup> April 2017 Network Rail’s Assessment shows that usage was 133 passengers a day. A number arrive by car and park in residential and private areas causing issues. Catchment area is Thurston and surrounding villages and those using Thurston to access facilities and services in Thurston or elsewhere.</li> <li>3. Community College providing secondary education – Thurston has a wide catchment area which includes but is not limited to surrounding villages. The school is within PAN numbers and will be drawing down on</li> </ol>

	<p>2.00 hectares of additional land as granted under planning permission 4963/16. It is expected that the growth from the approval of in excess of 1,000 dwellings in Thurston (2015-2017) will be accommodated within the current land and facilities.</p> <p>4. Thurston Primary Academy providing primary education. The site is landlocked, and the school is at capacity. A new school is to be built on land at either land to the North of Norton Road or to the west of Ixworth Road. At present the preferred option is for the former with a new school being able to accept pupils from September 2021. It is anticipated that the new school will be built for 420 pupils which should accommodate the growth that will arise from the approval of in excess of 1,000 dwellings in Thurston. The catchment area is Thurston and surrounding villages.</p> <p>5. Thurston Pre-School providing a facility for the Under 5's. There is limited space for expansion in the current facility and an additional facility will be built adjacent to the new primary school providing a further anticipated 35 places. The catchment area is Thurston and surrounding villages.</p> <p>6. Pre-School Facilities – there is a private nursery in the village providing facilities for residents of Thurston and surrounding villages.</p> <p>7. Pharmacy – there is a small pharmacy currently located in Thurston. Once The Granary Development on Station Hill is completed, it is anticipated that the Pharmacy will move into larger premises and be able to offer further health provision as is allowed within NHS guidelines. Catchment area is Thurston and surrounding villages.</p> <p>8. New Green Community Centre – used for community activities. The centre has a large hall, meeting room, conservatory and a community café. However, space is limited as the main hall can only seat 200 and the meeting room and conservatory 50 each. 40 groups use the indoor and outdoor community centre on a regular basis. It has</p>
--	--

	<p>a fully equipped kitchen. Catchment area is Thurston and surrounding villages. However, the impact of growth in the village population along with an ageing population has given rise to the following concerns:</p> <ul style="list-style-type: none"> <li>• Entrance lobbies with regards to needs of an ageing population: wheelchairs; walking frames; mobility scooters</li> <li>• Storage space</li> <li>• Size with groups having to restrict numbers</li> <li>• Site is restricted in growth that can be allowed</li> </ul> <p>9. Cavendish Hall – used for community activities. Main hall can seat 103 and is used regularly by a variety of groups. The catchment area is Thurston and surrounding villages. The impact of growth in the village population along with an ageing population has given rise to the following concerns:</p> <ul style="list-style-type: none"> <li>• Additional storage</li> <li>• Size of current facility</li> <li>• Age of kitchen</li> </ul> <p>10. Thurston Library – is able to seat 50 when not open to the public with a small adjacent room seating 15. It is restricted in size which will hinder expansion to accommodate the needs for the increase in population. The catchment area is Thurston, surrounding villages and all users of the Library facility.</p> <p>11. The Rock – a Church linked room which can accommodate 20 people. The catchment area is Thurston and surrounding villages.</p> <p>12. The Sports Pavilion – can accommodate groups of 20 people when not in use by the Football Club and the Cricket Club. The catchment area is Thurston and surrounding villages.</p> <p>13. Outdoor Leisure Facilities:</p> <ul style="list-style-type: none"> <li>• Recreation Ground – football pitch with goals (removed after each game) – catchment area those belonging to the clubs; cricket square – catchment area – those belonging to the club; play equipment for under 12s – catchment area Thurston and surrounding villages.</li> </ul>
--	--

	<ul style="list-style-type: none"> <li>• Heath Road – play equipment for under 12s. Basket ball hoop. Informal play area. Catchment area is Thurston and surrounding areas.</li> <li>• New Green Community Centre Open Space area – under 12’s play area; basketball hoop with a small surfaced area; boules court; croquet lawn – catchment area is Thurston and surrounding villages.</li> <li>• Private Rugby Club with pitches and clubhouse – catchment area is those belonging to the club</li> <li>• Facilities at Community College managed by a commercial provider – catchment area is those paying a membership fee</li> </ul> <p>14. Bus Stops – at various locations throughout the village – many, including a number on main key movement routes with no bus shelter provision</p> <p>15. Commercial facilities – post office with shop and services; butchers’ shop; fish and chip shop; public houses (2); garage with fuel, shop and services; estate agent; hairdressers; 4 places to service cars; plant centre and tea shop; charity farm; caravan park.</p> <p>16. Community facilities – Beaver, Cub and Scout groups; Brownie group; Air Cadets; clubs for: bridge, Mah-jong; quilting, cricket, croquet, football, gardening, rugby, Over 55’s lunch club; Mothers Union; afternoon and evening Women’s Institute; singing group; toddler group; sewing bee group and bell ringing group. The catchment area is Thurston and surrounding villages.</p> <p>17. Pelican crossings – Station Hill &amp; Norton Road – catchment area Thurston and surrounding villages</p> <p>18. Uncontrolled crossing point – Sandpit Lane – confusion arises for pedestrians and motor vehicles using the crossing as to priority – catchment area Thurston, surrounding villages and those accessing the services and facilities in Thurston</p>
--	--

<p>External infrastructure audit – as above, identifying the services and facilities outside the PIIP area that are used by the community.</p>	<p><b>Parish Council comment:</b>  <b><i>It is expected that those analysing this audit will avail themselves of the work carried out by Thurston Neighbourhood Plan Team which can be found at:</i></b>  <a href="https://thurstonparishcouncil.uk/neighbourhood-plan/">https://thurstonparishcouncil.uk/neighbourhood-plan/</a></p> <p><b><i>This audit has been prepared using data collected in the consultation rounds of the Neighbourhood Plan work and is based on community engagement.</i></b></p> <ol style="list-style-type: none"> <li>1. Doctor’s Surgery– there is no doctor’s surgery in Thurston. The doctor’s surgeries used by residents of Thurston are based in Woolpit, Ixworth and Bury St Edmunds</li> <li>2. Health Provision – specific services such as podiatry, chiropody, health visitors, pharmaceutical services</li> <li>3. Dental Practice</li> <li>4. Library Facilities – the current library is restricted in size and will be unable to accommodate the range of needs and expansion needed for the increase in the current population of approx.. 67% along with the increase in the ageing population.</li> <li>5. Community Hall – large enough to hold approx. 400+ people</li> <li>6. Football / Basketball / Tennis Pitches – community based</li> <li>7. Skatepark – wheeled facility</li> <li>8. Adventurous type play for 12+</li> <li>9. Network of cycleways</li> <li>10. Recycling facility – paper, glass etc</li> <li>11. Electric charging points</li> </ol>
--	---

Community Infrastructure needs and/or aspirations. This should be based upon the gaps and/or deficits identified in the preceding two rows.

Once completed, please order ordering these needs according to your priorities.

**Parish Council comment:**

***It is expected that those analysing this audit will avail themselves of the work carried out by Thurston Neighbourhood Plan Team which can be found at:***

***<https://thurstonparishcouncil.uk/neighbourhood-plan/>***

***This audit has been prepared using data collected in the consultation rounds of the Neighbourhood Plan work and is based on community engagement.***

1. Community Hub – to provide a range of facilities including rooms for health; a library; a large meeting room and the provision of a Parish Council Office.
2. Railway Station – Barrow Crossing – Network Rail’s recent assessment indicates that the barrow crossing has had some misuse when a stopping train is in platform and another is due to come in with passengers crossing to catch trains ignoring the sirens and red mitigating warning lights. It is stated that any increase in usage would be unacceptable as the people ignoring the warning lights is likely to increase. Available information indicates that this crossing has a high proportion of vulnerable users and as such measures should be explored to reduce not only the individual but also the collective risk.
3. A Multi Use Games Area with an anti-vandal outdoor fenced area with built in goal post units for various types of sports games, such as football, basketball or tennis.
4. Purpose-built recreational area for skateboarding, BMX, scooter, wheelchair, and inline skating.
5. Community Football pitch with permanent goals erected
6. Bus Shelters at following locations:
  - South of Norton Road opposite College;
  - North of Norton Road adjacent to the College;
  - North of Norton Road next to Rylands;
  - South of Norton Road, opposite Rylands;
  - Sandpit Lane at Cloverfields;

	<ul style="list-style-type: none"> <li>• Sandpit Lane on New Green near School Road.</li> </ul> <ol style="list-style-type: none"> <li>7. Pelican Crossing on Sandpit Lane</li> <li>8. Sustainable means of access which provides a network of cycleways and paths suitable for all users and which links housing and employment with services and facilities</li> <li>9. Safe crossing points in the village - Barton Road</li> <li>10. Recycling facilities</li> <li>11. Additional parking facilities for users of Thurston Railway Station</li> <li>12. There are problematic junctions within the village, most of which were identified by Suffolk County Council Highways Team in its transport work to inform the planning applications in 2017:             <ul style="list-style-type: none"> <li>• Pokeriage Corner Junction.</li> <li>• Ixworth Road/Norton Road Crossroads.</li> <li>• Station Hill Bridge</li> <li>• Beyton Road/New Road Junction</li> </ul> </li> <li>13. There are problematic pinch points within the village:             <ul style="list-style-type: none"> <li>• Barton Road outside the Post Office Fishwick Corner</li> <li>• Thedwastre Bridge</li> </ul> </li> <li>14. Provision of a Dog Park would give benefit to the large number of residents with dogs and would reduce the opportunity for owners to exercise their animals in inappropriate places.</li> <li>15. Electric Vehicle Charging Points - electric vehicles are a cleaner, greener alternative to diesel and petrol.</li> <li>16. Improved signage and possibly mirrors at locally identified roads / junctions with visibility issues e.g. Church Road, Hollow Road, Pakenham Crossroads.</li> <li>17. Official passing places along Church Road between crossroads at Norton Road and the northerly entrance into Rectory Gardens - narrow in places with restricted ability for cars and in particular buses (being a main bus route), large vehicles and machinery to pass. Currently there are three unofficial stopping areas, allowing passing to be achieved which are poorly maintained but well used.</li> </ol>
--	---



<p>Community engagement- please confirm how you have sought the views of your community and how they have helped to inform your current and future needs.</p>	<p>Refer to:  <a href="https://thurstonparishcouncil.uk/neighbourhood-plan/">https://thurstonparishcouncil.uk/neighbourhood-plan/</a></p> <p>In essence the Neighbourhood Plan has consulted widely with the community over the course of its life and has held public meetings; carried out surveys and questionnaires; sought comments from businesses, those running community facilities; those running clubs and providing services to residents. It has held monthly meetings and monthly community engagement surgeries.</p> <p>All of the comments raised via the above forums have been analysed and have assisted in developing the Thurston Neighbourhood Plan which has fed into this audit on the current infrastructure in Thurston which has informed future needs as identified above.</p> <p>The above lists should not be seen as closed and there is an expectation that as the significant growth in Thurston beds in there will be further infrastructure that is identified as lacking/missing/in need of enlarging etc.</p>
<p><b>Optional:</b></p>	
<p>Expected growth – location, size and timing of development sites. What impact would these have on your community needs?</p>	<p>In November 2017, permission was granted for 818 new dwellings to be built in Thurston. This is on top of the 101 flats at The Granary in Thurston and circa 50 new dwellings coming forth as small applications.</p> <p>This will ensure that the village of Thurston will grow by around 67% once all are completed. Of the 818 dwellings approved over 5 applications, it is expected that the build out rate will be 2-3 a month per site – approx. 120 – 180 over the course of a year. It is anticipated that the first phase of flats at the Granary will be occupied prior to the end of 2019 with the same timescales for the small sites coming forward.</p> <p>These will have a significant impact on current facilities and will highlight the lack of other facilities as identified above. As residents will look to access the missing infrastructure outside of the village, there will be an impact on the road</p>

	<p>infrastructure - all of which has been previously identified at Mid Suffolk District Council Planning Referral Meetings and in the Thurston Neighbourhood Plan – Pre-Submission (Regulation 14) Consultation Document.</p>
<p>Projected income – from all sources including external grants, CIL and Section106 income.</p>	<ul style="list-style-type: none"> <li>• External grants – unknown – none applied for</li> <li>• CIL – 15% of receipts collected by MSDC</li> <li>• CIL – portion of the strategic pot of CIL monies retained by MSDC</li> <li>• S106 income – none direct to the Parish Council – refer to SCC for details of S106 receipts for planning applications:             <ul style="list-style-type: none"> <li>➤ 4963/16</li> <li>➤ 5070/16</li> <li>➤ 5010/16</li> <li>➤ 4942/16</li> <li>➤ 02232/17</li> </ul> </li> </ul>
<p>Your investment priorities – please prepare a list of infrastructure projects to be funded, in order of their priority</p>	<p><b>Parish Council comment:</b>  <i>It is expected that those analysing this audit will avail themselves of the work carried out by Thurston Neighbourhood Plan Team which can be found at:</i>  <a href="https://thurstonparishcouncil.uk/neighbourhood-plan/">https://thurstonparishcouncil.uk/neighbourhood-plan/</a></p> <p><i>This audit has been prepared using data collected in the consultation rounds of the Neighbourhood Plan work and is based on community engagement.</i></p> <p><b>See Appendix A – entitled PIIP Projects</b></p>



Appendix A – PIIP Projects

Thurston Infrastructure Investment Plans Priorities for Implementation				
	Rail-related	Road-related	Indoor Facilities	Outdoor Facilities
Larger Scale	<p><b>Additional parking</b> facilities for users of Thurston Railway Station.</p>	<p><b>Sustainable means of access</b> which provides a <b>network of cycleways and paths</b> suitable for all users and which links housing and employment with services and facilities.</p>	<p>The provision of a range of facilities including: rooms for health; a library; a large meeting room; and the provision of a Parish Council Office. This could be provided by a Community Hub, an extension to the current New Green facilities and/or individual new buildings.</p>	<p><b>A Multi Use Games Area</b> with an anti-vandal outdoor fenced area with built in goal post units for various types of sports games, such as football, basketball or tennis.</p>
	<p><b>Safe crossing point at the Thurston Station Railway Crossing</b> – Network Rail’s most recent risk assessment (September 2017) makes the comment that Closure and construction of a pedestrian ramp, layby and changes to the public road and footpath layout by redirecting the users for the up side a platform could be constructed exiting the station by means of a pedestrian ramp/steps adjacent to the up side and along the roadway as there is land adjacent to platform</p>	<p><b>There are problematic junctions</b> within the village, most of which were identified by Suffolk County Council Highways Team in its transport work to inform the planning applications in 2017:</p> <p>Pokeriage Corner Junction. Ixworth Road/Norton Road Crossroads. Station Hill Bridge. Beyton Road/New Road Junction</p>		<p><b>Community Football pitch</b> with permanent goals erected.</p>



	<p>A feasibility study has been done for this option and it is noted that there is limited support for the cost of this mitigation. This means the cost of delivering this project is disproportionate to the safety benefit received.</p> <p>However, it is recommended this option is progressed as the usage and the risk at the crossing would be unacceptable if any developments were to increase the amount of usage the crossing receives.</p>	<p>There are problematic pinch points within the village:</p> <p>Barton Road outside the Post Office</p> <p>Fishwick Corner</p> <p>Thedwastre Bridge</p>		
				<p><b>Purpose-built recreational area</b> for skateboarding, BMX, scooter, wheelchair, and inline skating.</p>
				<p><b>Recycling facilities.</b></p>
<p><b>Smaller Scale</b></p>		<p><b>Pelican Crossing</b> on Sandpit Lane.</p>		<p>Provision of a <b>Dog Park</b> would give benefit to the large number of residents with dogs and would reduce the opportunity for owners to exercise their animals in inappropriate places.</p>



		<p><b>Safe crossing points</b> in the village - Barton Road.</p>		<p><b>Electric Vehicle Charging Points</b> - electric vehicles are a cleaner, greener alternative to diesel and petrol.</p>
		<p><b>Improved signage and possibly mirrors</b> at locally identified roads / junctions with visibility issues e.g. Church Road, Hollow Road, Pakenham Crossroads.</p>		<p><b>Bus Shelters</b> at following locations: South of Norton Road opposite College; North of Norton Road adjacent to the College; North of Norton Road next to Rylands; South of Norton Road, opposite Rylands; Sandpit Lane at Cloverfields; Sandpit Lane on New Green near School Road.</p>
		<p><b>Official passing places</b> along Church Road between crossroads at Norton Road and the northerly entrance into Rectory Gardens - narrow in places with restricted ability for cars and in particular buses (being a main bus route), large</p>		



		<p>vehicles and machinery to pass. Currently there are three unofficial stopping areas, allowing passing to be achieved which are poorly maintained but well used.</p>		
--	--	--	--	--

Priorities have been decided base on the following criteria:

1. Improving safety
2. The need to benefit a high proportion of the community
3. Promoting a greener environment

Key:

High-level importance

Second level importance

Third level importance

High priority items delivered through other organizations/funding streams