



Thurston Neighbourhood Plan 2018 - 2036

Consultation Statement

Part 5, Section 15

The Neighbourhood Planning (General) Regulations 2012

## Contents

**Page No.**

1. Introduction	3
2. Background to the preparation of the Thurston Neighbourhood Plan	4
3. Consultation processes in the preparation of the Thurston Neighbourhood Plan	5
4. Key responses from consultation events	9
5. Regulation 14 pre-submission consultation	31
6. Pre-submission consultation responses	32

Appendix 1	Community Engagement Strategy	33
Appendix 2	Flyer for Public Meeting – May 2013	35
Appendix 3	Poster notice giving details of the Village Survey – April 2014	36
Appendix 4	Notice giving details of the Public Meeting to discuss results of the Village Survey – June 2014	38
Appendix 5	Notice raising awareness of the Householder, Business or Youth Questionnaires – July 2014	39
Appendix 6	Notice giving details of the Householder, Business or Youth Questionnaires – September 2014	40
Appendix 7	Notice giving details of the Public Meeting to discuss results of the Questionnaires – February 2015	41
Appendix 8	Notice giving details of the Housing Needs Questionnaire – May 2015	42
Appendix 9	Notice giving details of the Public Meeting to discuss results of Housing Needs Questionnaire – July 2015	43
Appendix 10	Details of the Environmental Assessment of Plans and Programmes Regulations 2004 ('the SEA Regulations 2004') Consultation – November 2015	44
Appendix 11	Notice giving details of the Call for Expression of Interest in Sites for Development – December 2015	46
Appendix 12	Notice giving details of the Public Meeting to discuss the Sites Submitted for development & Assessment Criteria for such assessment – March 2016	48
Appendix 13 –	Notice giving details on the consultation on Site Assessment Criteria – April 2016	49
Appendix 14	Notice giving details on the consultation on Sites Submitted for Development – April 2016	50
Appendix 15	Notice giving details on the consultation on the sites assessment work carried out – August 2016	51
Appendix 16	Notice giving details of the consultation on the Character Assessment Appraisals – November 2017	52
Appendix 17	Information Booklet giving advanced details of the Regulation 14 Pre – Submission Consultation – June 2018	53
Appendix 18	Notice giving details of the Regulation 14 Pre – Submission Consultation – July 2018	65
Appendix 19	Publicity Issued – Postcard Drops – May 2013 – October 2018 - examples	66
Appendix 20	Publicity Issued – Press Releases – May 2013 – October 2018 – examples	67
Appendix 21	Tables or Responses to Regulation 14 Pre-Submission Consultation with responses including proposals for modification.	70
Appendix 22	Non-Policy Actions resulting from the Regulation 14 Pre-Submission consultation	105

## **Section 1: Introduction**

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Thurston Neighbourhood Plan (TNP).
- 1.2 The legal basis of this Consultation Statement is provided by Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations (as amended), which requires that a consultation statement should:
- contain details of the persons and bodies who were consulted about the proposed
  - neighbourhood development plan;
  - explain how they were consulted;
  - summarise the main issues and concerns raised by the persons consulted; and
  - describe how these issues and concerns have been considered and, where relevant
  - addressed in the proposed neighbourhood development plan.
- 1.3 The policies contained in the TNP are as a result of interaction and consultation with the community and businesses within the parish. Work has involved community groups and engagement with stakeholders over approximately four years, as well as surveys, public meetings and consultation events. This has been overseen and coordinated by Thurston Parish Council and the TNP Steering Group Committee which was formed to lead the TNP at the beginning. A Consultant was employed to put the Plan together, using the evidence gathered from the consultation processes along with guidance from a Critical Friend employed by Mid Suffolk District Council to give guidance to parish and town councils embarking on a NP. Views and interactions from this entire process led to the Vision and Objectives in the TNP, and subsequently formed the basis for the key policies set out in the TNP.
- 1.4 In preparing this Neighbourhood Plan (NP) the Steering Group have consistently ensured, from the commencement of the work through to the formal NP consultation process, that residents and other stakeholders including local authorities have regularly been consulted and that their comments have been noted and where appropriate incorporated into the plan as it evolved.
- 1.5 Details of all documents as they evolved have been available for viewing and commenting upon on the village held website and regular public events and consultations held during the various stages of the production of this plan together with specific topic written surveys. Full details of such consultation are scheduled below.
- 1.6 The aims of the consultation process were to ensure that, at all stages of the Neighbourhood Planning Process, detailed consultation took place to ascertain where the key issues and priorities lay and how they would be addressed. As broad a cross section of the community were engaged with using a variety of events, workshops, surgeries, questionnaires and communication techniques.
- Regular Update Publications:  
In addition to our website any resident that attended events, or made a separate approach, was invited to look on the Neighbourhood Plan section of the Village website for further information on the plan's development process and alert them to events and other information. To ensure that residents without internet access were kept apprised, it was arranged that copies of newsletters were also printed in the monthly Parish Magazine as well as hand delivered articles to all residents giving pertinent information. It is estimated that between these channels nearly every household in the parish were kept informed.
  - Contact details:  
Contact details have been available on the website, in the Parish Magazine, on Notice-boards and advertised at every Parish Council Meeting with a statement encouraging engagement.
  - Parish Council:  
Following the decision by Thurston Parish Council to take the lead in the preparation of the Parish NP, the topic has been a regular agenda item and minuted as such. Parish Council Agendas and Minutes are published on the Parish Council pages of the website: <https://thurstonparishcouncil.uk/parish-council/agendas-and-minutes/>.
  - Thurston Neighbourhood Plan Steering Group  
The Steering Group was set up to oversee the preparation of the community engagement and involvement has changed over the period of the plan. In the initial stages the group comprised of 4

Parish Councillors and 9 volunteers from the Community. At the final stages the group consisted of 3 Parish Councillors and 5 volunteers from the Community.

During the NP process the Steering Group regularly reported progress to the Parish Council at the council meetings and sought views from councillors and public present.

Separate minutes of all the Neighbourhood Steering Group meetings are also published on the Parish Council pages on the website: <https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-ncpd/neighbourhood-plan-meetings/> with Public Notices of all meetings to be held being placed on the three Village Noticeboards and advertised on the website.

- **Comments and Feedback:**  
Residents and other stakeholder's views and comments have been noted throughout the process and utilised to inform and review the issues, options, objectives and content of the NP drafts throughout the process. The responses to the formal consultation will be reviewed and, where appropriate, be incorporated in the NP.

## **Section 2: Background to the preparation of the Thurston Neighbourhood Plan**

- 2.1 The decision to undertake a Neighbourhood Development Plan emerged from a public meeting organised by the Parish Council in May 2013. From this public meeting sufficient interest was shown for the Parish Council to submit the Neighbourhood Plan Area to Mid Suffolk District Council as the Local Planning Authority for designation.
- 2.2 The whole of the parish of Thurston, as defined by the parish boundary, was formally designated as a Neighbourhood Area through an application made by Thurston Parish Council on 11<sup>th</sup> June 2013 under Part 2, Section 5 of the Neighbourhood Planning (General) Regulations 2012.
- 2.3 The Neighbourhood Plan area was officially approved by Mid Suffolk District Council on 2<sup>nd</sup> September 2013 under Regulation 7 of the above regulations and following the statutory period for consultation.
- 2.4 Once the area was approved, the Parish Council set up a working group to oversee the initial stages of preparing a Neighbourhood Plan by forming a steering group which would develop and oversee the process that will result in the preparation of a Neighbourhood Plan for Thurston which would preserve and enhance the built, natural, and historical environment of the local area and the character of Thurston whilst allowing for sustainable economic and social growth and development.
- 2.5 The Neighbourhood Plan Steering Group (NPSG) was expected to:
  - Assess existing evidence about the needs and aspirations of the parish.
  - Engage with everyone who lives and works in Thurston to provide information on the Neighbourhood Plan and the reasons for adopting the final plan.
  - Work closely with Mid Suffolk District Council and agree a project timetable and delivery plan ensuring compliance with legal requirements.
  - Agree a project communication, consultation and engagement strategy.
  - Ensure that there is transparency throughout the delivery process
  - Approve all consultation documents prior to publication
  - Analyse the views, ideas and proposals received during the planning process and use them to prepare the draft plan.
  - Work with Mid Suffolk District Council to ensure compliance/conformity of the final plan in parallel with the Local Development Plan and the National Planning Policy Framework.
  - Actively publicise the Neighbourhood Plan prior to the referendum.
  - Keep Thurston Parish Council fully informed of progress and present steering committee minutes.

## **Section 3 - Consultation processes**

### 3.1 Key stages in the preparation of the Plan

**Table 1 – Key Stages in the preparation of the plan**

<b>Date</b>	<b>Activity/type of event</b>
May 2013	Public Meeting to discuss a Neighbourhood Development Plan for Thurston
July 2013	Application to designate an area for the Thurston Development Plan
September 2013	Neighbourhood Plan Area Designated
April 2014	Questionnaire (household survey) issued
June 2014	1st Village Forum in Village Hall
November 2014	Detailed Household, Business & Young Person (11-16) Questionnaire issued
February 2015	Public Meeting
May 2015	Housing Needs Questionnaire issued
November 2015	Environmental Assessment of Plans and Programmes Regulations 2004 ('the Strategic Environmental Assessment (SEA) Regulations 2004') Consultation
July 2015	Public Meeting to discuss results of Questionnaires
December 2015	Call for Expression of Interest in Sites for Development
March 2016	Public Meeting to discuss above
April 2016	Consultation on Site Assessment Criteria
April 2016	Consultation on Sites Submitted under Expression of Interest in Sites to be developed
August – September 2016	Consultation on Site Assessments on sites 1 - 19
August 2016 – May 2018	Consultations with service providers over constraints to growth
Summer 2017	Character Assessment Appraisals
November 2017	Character Appraisal Consultation
June 2018	Pre-Submission Document approved by Parish Council for Consultation
July – August 2018	Pre-Submission Consultation – Regulation 14
September/October 2018	Consideration of representations - amendments / additions to draft NP
November 2018	Submission Document approved by Parish Council for submission to Local Planning Authority
December 2018	Submission of Plan to Local Planning Authority

### 3.2 Consultations and engagement undertaken:

**Table 2 – programme of public consultation completed:**

<b>Date</b>	<b>Activity/Event</b>
16 <sup>th</sup> May 2013	Public consultative meeting
1 <sup>st</sup> – 23 <sup>rd</sup> May 2014	Village survey
9 <sup>th</sup> June 2014	Public consultative meeting
1 <sup>st</sup> - 14 <sup>th</sup> November 2014	Questionnaires – Business, Individual and Youth
26 <sup>th</sup> February 2015	Public consultative meeting
24 <sup>th</sup> April – 8 <sup>th</sup> May 2015	Housing Needs Survey
9 <sup>th</sup> July 2015	Public consultative meeting
October – November 2015	Submission of Draft Document for a Sustainability Appraisal Scoping Report incorporating Strategic Environment Assessment to Mid Suffolk for appraisal
19 <sup>th</sup> December 2015 to 12 <sup>th</sup> February 2016	Call for Expressions of Interest in Sites to be Developed in Thurston over the next 15 years
17 <sup>th</sup> March 2016	Public consultative meeting
2 <sup>nd</sup> to 17 <sup>th</sup> April 2016	Public consultation on criteria to be used on sites coming forth
2 <sup>nd</sup> to 17 <sup>th</sup> April 2016	Public consultation on sites submitted for development
1 <sup>st</sup> to 30 <sup>th</sup> November 2017	Character Assessment appraisal consultation
9 <sup>th</sup> July to 31 <sup>st</sup> August 2018	Regulation 14 – pre-submission consultation on the Thurston NP
9 <sup>th</sup> July to 31 <sup>st</sup> August 2018	Strategic Environmental Assessment / Habitats Regulation Assessment Screening Report

**Table 3 – programme of community engagement surgeries held in the Parish Council offices at which members of the Thurston NP Steering Group were on hand to answer questions or queries:**

22 <sup>nd</sup> May 2015	26 <sup>th</sup> June 2015	25 <sup>th</sup> July 2015	5 <sup>th</sup> September 2015
2 <sup>nd</sup> October 2015	6 <sup>th</sup> November 2015	4 <sup>th</sup> December 2015	12 <sup>th</sup> February 2016
11 <sup>th</sup> March 2016	15 <sup>th</sup> April 2016	20 <sup>th</sup> May 2016	25 <sup>th</sup> June 2016
23 <sup>rd</sup> July 2016	3 <sup>rd</sup> September 2016	7 <sup>th</sup> October 2016	4 <sup>th</sup> November 2016
2 <sup>nd</sup> December 2016	13 <sup>th</sup> January 2017	10 <sup>th</sup> February 2017	4 <sup>th</sup> March 2017
11 <sup>th</sup> April 2017	6 <sup>th</sup> May 2017	10 <sup>th</sup> June 2017	14 <sup>th</sup> July 2017
5 <sup>th</sup> September 2017	3 <sup>rd</sup> October 2017	4 <sup>th</sup> November 2017	7 <sup>th</sup> December 2017
19 <sup>th</sup> January 2018	16 <sup>th</sup> February 2018	3 <sup>rd</sup> March 2018	10 <sup>th</sup> April 2018
5 <sup>th</sup> May 2018	9 <sup>th</sup> June 2018	13 <sup>th</sup> July 2018	11 <sup>th</sup> September 2018
9 <sup>th</sup> October 2018	3 <sup>rd</sup> November 2018		

#### 3.4 Publicity material undertaken:

**Table 4 – Publicity issued:**

<b>Date</b>	<b>Publicity type</b>
May 2013	Leaflet drop - Information on a Neighbourhood Plan
March 2014	1 <sup>st</sup> Newsletter Article – Information on a Neighbourhood Plan
April 2014	2 <sup>nd</sup> Newsletter Article – Have your say on how Thurston is to develop
July 2014	1 <sup>st</sup> Leaflet drop – Thurston’s Neighbourhood Plan Needs You
July 2014	3 <sup>rd</sup> Newsletter article – Thurston Neighbourhood Plan Needs You
September 2014	4 <sup>th</sup> Newsletter article – Thurston’s Neighbourhood Plan is Under Way
October 2014	5 <sup>th</sup> Newsletter article – Postcard from your Neighbourhood Plan Team
October 2014	1 <sup>st</sup> Postcard Drop – Questionnaire is on its way
3-6 November 2014	2 <sup>nd</sup> Postcard Drop – Have you received your questionnaire
10-13 November 2014	3 <sup>rd</sup> Postcard Drop – Deadline for questionnaire approaching
January 2015	6 <sup>th</sup> Newsletter article – Précis of issues raised in questionnaires
4-8 February 2015	4 <sup>th</sup> Postcard Drop – Invitation to attend Public Meeting
14-16 February 2015	5 <sup>th</sup> Postcard Drop – reminder to attend Public Meeting
3-5 April 2015	6 <sup>th</sup> Postcard Drop – Housing Needs Survey on its Way
1- 7 July 2015	7 <sup>th</sup> Postcard Drop – Invitation to attend Public Meeting
September 2015	6 <sup>th</sup> Newsletter Article – Thurston’s Neighbourhood Plan Update
September 2015	7 <sup>th</sup> Newsletter Article – Thurston’s Neighbourhood Plan Draft Vision
October 2015	8 <sup>th</sup> Newsletter Article – Thurston - Past, Present and Future
February 2016	9 <sup>th</sup> Newsletter Article – Potential Growth and lack of information
1-7 March 2016	8 <sup>th</sup> Postcard Drop – Invitation to attend Public Meeting
July 2016	10 <sup>th</sup> Newsletter Article – Neighbourhood Plan Update re MSDC’s SHLAA
August 2016	9 <sup>th</sup> Postcard Drop - Public Consultation on Site Assessments
August 2016	11 <sup>th</sup> Newsletter Article – Update on Plan and Site Assessment Work
August 2017	12 <sup>th</sup> Newsletter Article – Update on 5 Significant Planning Applications
December 2017	13 <sup>th</sup> Newsletter Article – Update on 5 Significant Planning Applications
May 2018	14 <sup>th</sup> Newsletter Article – Update on production of the Neighbourhood Plan
June 2018	15 <sup>th</sup> Newsletter Article – Acceptance by the Parish Council of the Draft Plan
June 2018	10 <sup>th</sup> Postcard Drop – Upcoming consultation on Draft Neighbourhood Plan
June 2018	Summary booklet on the Pre-Submission Document of the Draft Plan
July 2018	11 <sup>th</sup> Postcard Drop – Commencement of 8-week consultation on Draft Plan
September 2018	16 <sup>th</sup> Newsletter Article – Next steps following 8-week consultation
October 2018	17 <sup>th</sup> Newsletter Article – Summary of responses to the 8-week consultation

#### 3.5 Neighbourhood Plan Steering Group Committee Meetings:

All committee meetings have been advertised in advance, giving three days’ notice, on the three Parish Council Noticeboards and on the Parish Website. All meetings, in accordance with the 2014 Regulations which amended the 1960 Public Bodies (Admission to Meetings) Act of 1960, are held in the public forum and members of the public are invited to attend.

**Table 4 – Schedule of Neighbourhood Plan Steering Group Committee Meetings: all meetings were advertised on the website and the noticeboards and minutes, once approved, are uploaded onto the freely available public website under the Neighbourhood page:**

<https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-ncpd/neighbourhood-plan-meetings/>

10 <sup>th</sup> December 2013	9 <sup>th</sup> January 2014	20 <sup>th</sup> February 2014	15 <sup>th</sup> March 2014
15 <sup>th</sup> April 2014	3 <sup>rd</sup> June 2014	24 <sup>th</sup> June 2014	31 <sup>st</sup> July 2014
2 <sup>nd</sup> September 2014	29 <sup>th</sup> September 2014	23 <sup>rd</sup> October 2014	2 <sup>nd</sup> December 2014
29 <sup>th</sup> January 2015	16 <sup>th</sup> February 2015	10 <sup>th</sup> March 2015	5 <sup>th</sup> May 2015
7 <sup>th</sup> June 2015	4 <sup>th</sup> August 2015	4 <sup>th</sup> September 2015	2 <sup>nd</sup> October 2015
6 <sup>th</sup> November 2015	4 <sup>th</sup> December 2015	8 <sup>th</sup> January 2016	5 <sup>th</sup> February 2016
4 <sup>th</sup> March 2016	1 <sup>st</sup> April 2016	6 <sup>th</sup> May 2016	3 <sup>rd</sup> June 2016
10 <sup>th</sup> June 2016	1 <sup>st</sup> July 2016	15 <sup>th</sup> July 2016	2 <sup>nd</sup> August 2016
30 <sup>th</sup> August 2016	18 <sup>th</sup> November 2016	2 <sup>nd</sup> December 2016	17 <sup>th</sup> January 2017
27 <sup>th</sup> January 2017	27 <sup>th</sup> March 2017	21 <sup>st</sup> April 2017	19 <sup>th</sup> May 2017
23 <sup>rd</sup> June 2017	30 <sup>th</sup> June 2017	21 <sup>st</sup> July 2017	18 <sup>th</sup> August 2017
15 <sup>th</sup> September 2017	13 <sup>th</sup> October 2017	17 <sup>th</sup> November 2017	8 <sup>th</sup> December 2017
19 <sup>th</sup> December 2017	26 <sup>th</sup> January 2018	9 <sup>th</sup> February 2018	23 <sup>rd</sup> February 2018
16 <sup>th</sup> March 2018	27 <sup>th</sup> April 2018	18 <sup>th</sup> May 2018	15 <sup>th</sup> June 2018
17 <sup>th</sup> August 2018	21 <sup>st</sup> October 2018		

### 3.6 Informal and Formal Stakeholders Consultations:

From the commencement of the Thurston NP work through to and including the subsequent Neighbourhood Plan work, stakeholders and Local Planning Authority (LPA) have regularly been consulted by way of:

- Telephone enquiries
- Written enquiries by post and email
- Invitation to attend the Neighbourhood Steering Meetings
- Invitation to attend village forum events
- Regularly copied LPA's with draft Development Plan documents as they evolved
- Meetings with relevant stakeholders to discuss growth and constraints to growth for the area
- Engagement with local parish councils

### 3.7 Strategic Environment Assessment

The Pre-submission draft version of the Thurston NDP was assessed by Essex Place Services to determine whether a Strategic Environmental Assessment (SEA) was required. The outcome of this exercise was that the need for a SEA Scoping Report was 'screened-out'. Mid Suffolk District Council further consulted with the three statutory bodies - Natural England, Historic England, and the Environment Agency - on the report produced by Essex Place Services. All three bodies concurred with Essex Place Services' findings that the need for a SEA was 'screened-out'. Consequently, no further work was required in respect to this matter.

Both the screening opinion and the SEA document is provided separately – copies of which can be seen at:

<https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-ncpd/pre-submission-regulation-14-consultation/sea-hra-screening/>

&

<https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/thurston-neighbourhood-plan/>

### 3.8 Habitats Environment Assessment

The Pre-submission draft version of the Thurston NDP was assessed by Place Services of Essex Council to determine whether a Habitats Regulations Assessment (HRA) were required. The outcome of this exercise was that the need for a HRA Scoping Report was 'screened-out'. Mid Suffolk District Council further consulted with the three statutory bodies - Natural England, Historic England, and the Environment Agency - on the report produced by Essex Place Services. All three bodies concurred with Essex Place Services' findings that the need for a HEA was 'screened-out'. Consequently, no further work was required in respect to this matter.

Both the screening opinion and the HEA document is provided separately – copies of which can be seen at:  
<https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/pre-submission-regulation-14-consultation/sea-hra-screening/>  
&  
<https://www.midsuffolk.gov.uk/planning/neighbourhood-planning/neighbourhood-planning-in-mid-suffolk/thurston-neighbourhood-plan/>

## **Section 4: Key responses from consultation events**

### **4.1 Public Consultative Meeting - 16<sup>th</sup> May 2013**

Table 5 – Overview of the public consultation event

Date	16 <sup>th</sup> May 2013
Venue	New Green Community Centre
Facilitator	Thurston Parish Council
Format	Public Open Meeting to discuss a Neighbourhood Development Plan for Thurston
Publicity	Parish newsletter; posters; flyers (all households & businesses)
Attendance	Circa 200

An analysis of the event is provided in table 6.

Table 6 – Analysis of the event held on 16<sup>th</sup> May 2013.

<b>Plan Stage</b>	<b>Engagement Method</b>	<b>Who With</b>	<b>When</b>	<b>Issues/priorities &amp; concerns raised</b>	<b>Next stages</b>
<p>Consultative event to allow residents and businesses within Thurston to give their views on future development for Thurston.</p> <p>A request was submitted for those residents, businesses or stakeholders to indicate their interest and willingness to be involved in taking this project forward.</p>	<p>The meeting was open to all and was published via flyers distributed to every household and businesses in the parish; the parish newsletter which is distributed free to all residents within the parish and posters on the three village noticeboards.</p>	<p>Residents and businesses of Thurston. Around 200 people attended, the majority of which were residents of Thurston.</p>	<p>16<sup>th</sup> May 2013</p>	<p>At the open session the concept of the Neighbourhood Plan, processes to be followed and the status of the Neighbourhood Plan were presented.</p> <p>Members of the Parish Council and Officers from MSDC Strategic Planning Dept. were on hand to answer questions posed.</p>	<p>It was resolved that the ideal format to channel the parishioners concerns over the future growth of Thurston was via a Neighbourhood Plan.</p> <p>The Parish Council was tasked with setting up a Working Group that would submit an application to Mid Suffolk to designate a Neighbourhood Area within the Parish. This was granted on 2<sup>nd</sup> September 2013. A</p> <p>Steering Group was established to take this project forward from the list of volunteers compiled on the night.</p>

#### 4.2 Village Survey – 1<sup>st</sup> – 23<sup>rd</sup> May 2014

Table 7 – Overview of the public consultation activity

Date	1 <sup>st</sup> – 23 <sup>rd</sup> May 2014
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Village Survey on what Thurston should look like in 15 years' time
Publicity	Parish newsletter; posters; flyers (all households & businesses)

Table 8 – Analysis of the public consultation activity carried out in May 2014.

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
<p>1<sup>st</sup> Village Survey to allow residents and businesses to give their opinions on future growth in Thurston and to contribute to a shared vision of the village for the next 15 years.</p> <p>Questions asked covered the following topics:</p> <ul style="list-style-type: none"> <li>• Housing</li> <li>• Wellbeing &amp; Leisure</li> <li>• Transport</li> <li>• Employment</li> <li>• Natural Environment</li> <li>• Shopping &amp; the local economy</li> <li>• What else is good about Thurston?</li> <li>• What do you like about living in Thurston?</li> <li>• What would you like to happen over the next 15 years?</li> </ul>	<p>The questionnaire was delivered to all dwellings and businesses by hand. The survey was initially advertised via the parish newsletter which is distributed free to all residents within the parish and posters on the three village noticeboards.</p> <p>The completed questionnaires were placed into one of the collection boxes located in the community library, village shop, petrol station, butcher's shop, Fox and Hounds or handed in direct to the Parish Council Office.</p>	Residents and businesses within Thurston.	1 <sup>st</sup> – 23 <sup>rd</sup> May 2014.	<p>Whilst it was emphasised that developing a Neighbourhood Plan would give everyone in Thurston an opportunity to help develop a shared vision for the village, there was considerable concern at the ability of the infrastructure to cope with future development and growth.</p> <p>Generally, responses covered the housing types needed and where they should they be built; ideas as to how to improve the community of Thurston and provide for its residents in terms of well-being and leisure; transport pressures affecting Thurston now and possible future pressures on the transport system; how to encourage economic growth and employment opportunities; what opportunities should be taken to protect and enhance</p>	As advertised, a public meeting is to be held to allow residents to review comments made and to assist the Steering Group with developing and consulting upon the vision and objectives that would address residents' and businesses' concerns without putting a break on development. A number of concerns will require input from relevant stakeholders and the Steering Group will explore issues relating to Highways, Education and Health with the relevant service providers.

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
				the local landscape and environment and how to protect and enhance existing services and facilities.	

#### 4.3 Village Meeting – 9<sup>th</sup> June 2014

Table 9 – Overview of the public consultation event

Date	9 <sup>th</sup> June 2014
Venue	New Green Community Centre
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Open meeting to discuss results of Village Survey
Publicity	Parish newsletter; posters; flyers (all households & businesses)
Attendance	Circa 110

Table 10 – Analysis of the public consultation event carried out on 9<sup>th</sup> June 2014

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
<p>Village Forum to allow residents and businesses to comment on the responses received to the 1<sup>st</sup> Village Survey.</p> <p>A series of exhibition boards were presented covering the topics raised in the village survey. Those present were invited to comment on the issues raised and state what they felt was important to be covered in the Neighbourhood Plan.</p>	<p>The meeting was open to all and was published via flyers distributed to every household and businesses in the parish; the parish newsletter which is distributed free to all residents within the parish and posters on the three village noticeboards.</p>	<p>Residents and businesses of Thurston.</p> <p>Around 110 people attended, the majority of which were residents of Thurston.</p>	9 <sup>th</sup> June 2014.	<p>Issues and priorities raised can be seen at Table 11</p>	<p>The aim was to pick out the threads of the main issues from the residents' point of view.</p> <p>This will enable the NPSG to drill down on topic areas and refine those via detailed questionnaires (Business, Household and Youth), to be issued later in the year, which will form the objective, vision and core of the Neighbourhood Plan.</p>

Table 11 – Analysis of issues raised at Open Meeting of 9<sup>th</sup> June 2014

Issues raised	Weighting to the type of responses given *	Issues raised	Weighting to the type of responses given *
<b>Community Facilities</b>		<b>Dogs</b>	
1. Support and ensure future of current assets	7	2. Exercise area for dogs	2
<b>Education</b>		<b>Health</b>	
3. New Primary school	7	4. Doctor's Surgery/Health Centre	63
<b>General Facilities</b>		6. Continuous pavements to assist wheelchair users and to improve safety for children	6
5. Fitness trail	1	8. Skateboard Park	4
7. More allotments needed	4		
<b>Social</b>		10. More events/classes at NG or school	2
9. Better co-ordination between village groups and have an A-Z list of organisations on website	3		
11. More community activities	3		
<b>Sport</b>			
12. New football field	3		
<b>Transport</b>		14. Parking issues – encourage off-street parking	15
13. Promote more cycling & connectivity routes	1	16. Parking at the rail station	3
15. Better transport links	4	18. Dangerous junctions – Fishwick Corner and Pockeridge Corner	12
17. Pinch points at various parts of the village	10		
<b>Young People</b>			
19. Activities and clubs for teenagers	6		
<b>Housing</b>		21. Nursing / care home	4
20. Self-build plots in particular bungalows	2	23. Affordable housing /shared ownership	3
22. Properties suitable for down-sizing	3	25. Affordable housing for local people	2
24. Starter homes for young people	4		
<b>Economy</b>			

26. Light industry	2	27. Small businesses	3
28. Start-up units	2		
<b>Environment</b>			
29. A buffer zone of farmland/nature reserve/woodland etc to ensure housing in those areas do not impact	3	30. Open spaces should be protected from development and new areas created	2

\* e.g. What % mentioned affordable housing under housing etc? What % asked for a doctor's surgery etc

#### 4.4 Business, Individual and Youth Surveys – 1<sup>st</sup> – 14<sup>th</sup> November 2014

Table 12 – Overview of the public consultation activity

Date	1 <sup>st</sup> – 14 <sup>th</sup> November 2014
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Business, Individual and Youth Surveys
Publicity	Parish newsletter; posters; flyers (all households & businesses)

Table 13 – Analysis of the public consultation event carried out in November 2014.

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
Detailed individual household, business and youth questionnaires as part of the engagement and gathering data process to provide evidence to form the draft vision and objectives of the plan.	<p>Detailed individual, business and youth questionnaires.</p> <p>An Open Session was held at Beyton Middle School for Years 5 and 6 covering topics such as Housing, Transport, Leisure and Environment, Shopping</p> <p>All were given the option to either complete the survey on-line using the Community Action Suffolk Community Engagement</p>	<p>Individual - all households in Thurston – hand delivered.</p> <p>Businesses - all businesses in Thurston – hand delivered.</p> <p>Youth.</p>	<p>1<sup>st</sup> –14<sup>th</sup> November 2014</p> <p>Drop-in surgeries were offered at the Parish Council Offices on: 4<sup>th</sup>, 7<sup>th</sup> &amp; 11<sup>th</sup> November 2014</p>	<p>An overall summary of the issues raised, and responses given, can be seen at Table 14</p> <p>Detailed responses to each of the Questionnaires including free text can be seen at: <a href="https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/background-data/">https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/background-data/</a></p>	<p>The responses received were analysed with the results being displayed at an open session later in February 2015.</p> <p>The Steering Group used the evidence gathered to identify the key issues and focus points from the residents' point of view.</p> <p>This will enable the NPSG to drill down on topic areas and refine those via detailed questionnaires (Business, Household and Youth), to be issued later in the year, which will form the objective, vision</p>

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
	Software or return to one of the 'drop-off' boxes. Questionnaires were distributed via Thurston Community College to residents of Thurston with a request submitted to individual households for those not in attendance at the College to contact the Clerk for a copy of the Questionnaire				and core of the Neighbourhood Plan.

Table 14 - An overall summary of the issues raised, and responses given, of the questionnaires issued – November 2014.

#### Individual Questionnaire Summary Feedback:

The Individual Questionnaire overall had a 19% response (501) from all households in the parish of Thurston with questionnaires being returned or completed on-line.

In terms of those responding to the Household Questionnaire it showed over half were in the age range 31-64 and more than a third were aged 65 years and over. It showed that people tended to stay in the village a long time and that over 150 of respondents felt that they would be looking for alternative accommodation suitable for retirees over the next 15 years.

Although there was a preference for no growth within Thurston, when asked support for small scale developments rather than larger estates was shown with a preference for development on individual plots or on small size developments of up to 10 houses. It was also felt that whilst there was a good mix of housing which catered for the current population there would be a future need for homes suitable for older residents.

More than 84% of respondents identified problems with existing roads locally and a number of suggestions were made to improve safety for all users of the road network, in particular those with disabilities. Of most concern was speeding and traffic calming.

Over half of those who responded would also like to see more employment opportunities in Thurston and well over 90% thought that the current shops and services were important to the Village with local facilities being relatively well supported. Many respondents wished to see many of the existing buildings and features retained within the village and in particular the older features such as the Railway Station Building, the Railway Bridges and the Church.

It was also felt that the present level of village facilities and amenities should be preserved and retained and the most essential were: the Library, the Pharmacy, New Green Centre, Recreational Ground, Open Spaces, Primary School, Community College, Post Office, Public House, Railway Station, Garage and Butchers. There were many suggestions for additional facilities within the village and in particular a doctor's surgery, bakery and a wider range of retail outlets.

The pressure on primary school places was reflected and concerns were raised over the provision of future places with further growth. Most of the suggested uses for leisure spaces were supported as were greater opportunities for children and adult learning provision.

More than four out of five people thought that the retention of the local environment and its amenities were important for the future and should be protected and enhanced. The provision of allotments, flood prevention measures and eco-friendly buildings along with good air quality were all supported.

It was also felt important that wildlife and their habitats were safeguarded in any future development of the village and better use of public open spaces was emphasised.

In terms of services provided by other organisations, just under half of those who responded would like to see improved street lighting with over half indicating that better roadside care was needed. The greatest concern was mobile phone coverage.

Most people liked Thurston as it is today and felt that growth needed to be carefully controlled to preserve the current rural image and the surrounding environment.

Finally of those who responded the majority liked living in Thurston due to its size and rural position and most were positive in wishing to maintain the local facilities with 37 out of the 40 respondents giving comments on what changes and improvements they would like to see.

#### **Business Questionnaire Summary Feedback:**

The Business Questionnaire overall had a 22% response attracted which was only 17 responses, but it showed a diversity of businesses within the parish. The majority of these businesses appear stable with over 66% of those who responded confirming that if they wanted to expand their business within Thurston they would be able to do so. There were a number of comments however relating to barriers to expansion. These 17 businesses provide employment for people living in the Parish (8 sub-contractors; 5 seasonal; 17 permanent and 5 temporary) with nine indicating that they would be providing further employment opportunities over the next five years.

On the question of help needed for business growth over 54% were interested in information on small business support systems; 45% in information on training schemes and 54% would be interested in using a local jobs vacancy board.

There was mention of their need for support from local people for buying local products and produce and using local facilities with over 77% indicating that they would best communicate with local people about the goods and services they offer along with any job opportunities over the next 15 years via the Village Website, Noticeboard and Newsletter. There was also a need identified for business and employees to forge links with local schools/sixth form for training purposes with encouragement for local government to engage within community and visit businesses.

It was also felt that businesses could best communicate with local people via a business liaison group feeding into local schools and college and relevant careers advice at school would help support the local community

Of concern for running a business in Thurston was the speed of broadband or mobile coverage; the access roads & roads in general poorly maintained; potholes; overhead electrical cables exposed to high winds/bad weather; parking problems; lack of brown signs for businesses and a lack of a police base.

#### **Youth Questionnaire for those between 11 and 16 Summary Feedback:**

There was a good mix – both in terms of age and gender – to the Youth Questionnaire with 23% return (40).

Under half of those who responded used the leisure facilities within the village with over 51% taking part in sporting activities outside of the village. The leisure facilities most requested were a swimming pool, gym trail / gym and football goals / better football goals.

In terms of additional facilities within the village the most requested were fast food restaurants; a small supermarket, cake shop/bakery and a range of small retail outlets.

Overall it seemed that the majority supported any new development on individual plots within small developments and that new housing should be aimed at families and all houses should have suitable gardens.

Finally of those who responded the majority liked living in Thurston due to its size and rural position and most were positive in wishing to maintain the local facilities with 37 out of the 40 respondents giving comments on what changes and improvements they would like to see.

The leisure facilities most requested were a swimming pool; gym trail / gym; football goals / better football goals; more green open space and a skatepark.

A third of those who responded wished to see better pavements and better cycle routes, in particular ones that would allow them to cycle to school. A number also requested better transport services.

#### **Youth Survey Summary Feedback:**

In response to how new houses should be built for and where, there was a whole variety of responses to this with the most popular results being for families and older people. With regards to the size of houses, the most popular response was houses with gardens to play. Many were interested in “green” housing, including solar panels, wind turbines and electric hook ups for electric cars. As to where they should be built, not many commented on this but those who did, tended to agree they should be on the outskirts of the village.

Nearly all of the surveys expressed positive remarks about the parks, countryside or the walks in the village. They wanted to keep these as they were, some even wanted more green spaces, although they did not state where. Improvements to the environment were varied: litter picking duties; more bins; dog mess; cycle routes; solar panels and no housing to keep the green areas.

Most of the children agreed there was a lot to do and listed their clubs in the village. However, the older children did feel that once you reached 12 you needed to go out of the village for things to do. The parks and recreation areas were mentioned by most as things to keep, though some did mention an older-persons “play area”. Things which were mentioned specifically and often were: a swimming pool; a leisure centre open all the time; more football pitches; skate park and cycle routes.

There was a split in responses almost 50/50 on whether the transport was good or not with many wanting to see less traffic in the village, less people using cars, though no specific solutions were offered. There was a big response for half hourly buses and trains.

When asked as to what new shops or businesses were required the majority were in favour of outlets that sold different types of food/confectionary. Nearly all were keen on having a doctor in the village with the following being supported: police station; water park and a skatepark.

#### 4.5 Public Consultative Meeting – 26<sup>th</sup> February 2015

Table 15 – Overview of the public consultation event

Date	26 <sup>th</sup> February 2015
Venue	Cavendish Hall, Church Road, Thurston
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Open Meeting to discuss the responses to Individual, Business and Youth surveys
Publicity	Parish newsletter; posters; flyers (all households & businesses)
Attendance	Circa 100

Table 16 – Analysis of the public consultation event carried out on 26<sup>th</sup> February 2015.

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
Village Forum to allow the Neighbourhood Plan Team to provide residents and businesses with a summary of the responses received to the Individual, Business and Youth surveys and to allow residents to comment on any further issues they wished to raise.	<p>A series of exhibition boards were presented covering the topics raised in the questionnaires. Those present were invited to comment further on the issues raised and state what they felt was important to be covered in the Neighbourhood Plan.</p> <p>A power-point presentation was given by the Chairman of the Parish Council covering the basics of a Neighbourhood Plan; the stages and how the public can assist in the production of a Neighbourhood Plan.</p> <p>The meeting was open to all and was published via flyers distributed to all households</p>	Residents and businesses of Thurston. Around 100 people attended, the majority of which were residents of Thurston.	26 <sup>th</sup> February 2015.	<p>Overall there was an emphasis for a skatepark; piece of land to be set aside for a new Church Graveyard; additional street lighting powered by low level solar lamps; traffic calming in particular at Fishwick Corner.</p> <p>Issues raised covered the following: enlargement of Primary School ; additional classrooms at College; parking near Post Office on Barton Road; Barton Road around Post Office – possible a way one system; size of feeder roads in general &amp; road maintenance &amp; parked cars</p> <p>The following should be included within the plan:</p> <ul style="list-style-type: none"> <li>• Starter Homes–small to rent/buy</li> <li>• Affordable Housing flats</li> <li>• 1 bed / 2 bed houses</li> <li>• Sheltered type accommodation</li> <li>• Retirement complex / home</li> </ul>	<p>The responses received and the need to drill down further on housing meant that the NPSG realised that it needed to conduct a Housing Needs Survey to ensure that housing that will be built in the future is for the benefit of residents of Thurston – past, present and future.</p> <p>Overall there was a need for clarity over the type of housing that is needed for Thurston's residents current and future and the event highlighted a misunderstanding over what was affordable housing</p>

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
	and businesses in the parish; the parish newsletter and posters on the three village noticeboards.			<ul style="list-style-type: none"> <li>• Housing for those downsizing</li> <li>• Full time medical centre</li> <li>• Housing only in blocks of 10-15</li> <li>• Larger footpaths</li> </ul>	

#### 4.6 Housing Needs Survey – 24<sup>th</sup> April – 8<sup>th</sup> May 2015

Table 17 – Overview of the public consultation activity

Date	24 <sup>th</sup> April – 8 <sup>th</sup> May 2015
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Housing Needs Survey
Publicity	Parish newsletter; posters; flyers (all households & businesses)

Table 18 - Analysis of the public consultation activity carried out in April - May 2015.

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
<p>The Individual Questionnaires showed a desire for affordable housing in the village which was echoed in the consultation event and engagement surgeries held following the surveys.</p> <p>The Housing Needs Survey was carried out to allow the Neighbourhood Plan Team to try and understand how the lack of affordable market</p>	<p>Detailed housing needs survey – delivered by hand to all dwellings in Thurston.</p> <p>All were given the option to complete the survey and return them using the pre-paid envelope.</p>	Residents of Thurston.	24 <sup>th</sup> April to 8 <sup>th</sup> May 2015.	<p>570 replies were received. Overall the responses showed that there was a need to provide a more balanced housing stock with smaller houses. Summary of the findings of the survey:</p> <ul style="list-style-type: none"> <li>• More affordable housing should be provided.</li> <li>• Housing suitable for older people should be provided.</li> <li>• Housing should be provided at a scale which is appropriate to the character of the village and will enable new residents to integrate easily into village life.</li> <li>• There should be provision for those with a strong local connection to have preferential access to housing.</li> <li>• New development must be small and</li> </ul>	<p>The responses received were analysed with the results being displayed at an open session in July 2015.</p> <p>The Steering Group used the evidence gathered to identify the key issues and focus points in relation to Housing from the residents' point of view.</p>

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
<p>housing can impact on the future of Thurston.</p>				<p>be integrated into the community rather than creating communities within the community.</p> <ul style="list-style-type: none"> <li>• There is a need for more young people and families for the community to improve its age balance, but the current shortage of affordable housing denies young people and families the opportunity to live in the village.</li> <li>• The village also needs smaller homes for elderly villagers wishing to downsize and remain in Thurston.</li> </ul> <p>That there is sufficient demand for a particular type of private market housing and this is unaffordable to local people. This may also be for a particular type of local person, e.g. young people.</p> <p>To identify the particular type of housing that is in demand, e.g. 1- or 2-bed units, and the tenure, e.g. buy or rent.</p> <p>That the current lack of provision is forcing local people to move out of the area in order to buy or rent property.</p> <p>That certain proportions of provision of this type of housing (five per cent, 10 per cent, 20 per cent, etc) on developments over a certain size will not unduly compromise the viability of development.</p> <p>Detailed responses to the Housing Needs Survey including free text can be seen at:  <a href="https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/background-data/">https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/background-data/</a></p>	

#### 4.7 Public Consultative Meeting – 9<sup>th</sup> July 2015

Table 19 – Overview of the public consultation event

Date	9 <sup>th</sup> July 2015
Venue	Cavendish Hall, Church Road, Thurston
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Open Meeting to discuss responses to Housing Needs Survey & the
Publicity	Parish newsletter; posters; flyers (all households)
Attendance	Circa 100

Table 20 – Analysis of the public consultation event

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
Open Meeting to allow the Neighbourhood Plan Team to provide residents and businesses with a summary of the responses received to the Housing Needs surveys and to allow residents to comment on any further issues they wished to raise and to receive and comment on the Draft Vision and Objectives drawn from the results of the four Questionnaires issued.	<p>A series of exhibition boards were presented covering the topics raised in all of the questionnaires along with relevant data for Thurston (taken from the 2011 census).</p> <p>Those present were invited to comment further on the issues raised and state what they felt was important to be covered in the Neighbourhood Plan.</p> <p>Further exhibition boards were also presented covering the Draft Vision for the Neighbourhood Plan.</p> <p>A power-point presentation was given by the Chairman of the Parish Council covering the basics of a Neighbourhood Plan; the</p>	<p>Residents and businesses of Thurston.</p> <p>Around 100 people attended, the majority of which were residents of Thurston.</p>	9 <sup>th</sup> July 2015.	<p>Issues covered:</p> <ul style="list-style-type: none"> <li>• Feedback from Housing Needs survey</li> <li>• What is Affordable Housing?</li> <li>• The Vision for the future of Thurston</li> <li>• Next stages</li> <li>• Should all new affordable housing in Thurston be subject to a local connection</li> <li>• Where development will take place</li> </ul> <p>Results from survey &amp; meeting:</p> <ul style="list-style-type: none"> <li>• 84% in favour of affordable housing coming forth</li> <li>• 48% would be looking for alternative accommodation in Thurston over the next 5-10 years</li> <li>• Overall support given for the Draft Vision</li> </ul>	<p>The responses received from all of the surveys and open meetings were analysed to firm up the Draft Vision and to form the Objectives for the Neighbourhood Plan.</p> <p>Next Steps:</p> <ul style="list-style-type: none"> <li>• Request submitted to MSDC to share with the NPSG details of land submitted for development in Thurston.</li> <li>• Should the above not be forthcoming then the NPSG will carry out its own call for sites for development in Thurston which will then be assessed against criteria in accordance with the NPPF, Local Plan and the emerging NP.</li> <li>• Preparing the draft document</li> </ul>

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
	<p>draft vision and possible objectives; stages of a Neighbourhood Plan and how the public can assist in this.</p> <p>The meeting was open to all and was published via flyers distributed to all households and businesses in the parish; the parish newsletter and posters on the three village noticeboards.</p>				

#### 4.8 Statutory Consultative Activity - Submission of Draft Document for a Sustainability Appraisal Scoping Report incorporating Strategic Environment Assessment to MSDC for appraisal – October – November 2015

Table 21 – Overview of the statutory consultation activity

Date	October – November 2015
Facilitator	Thurston Neighbourhood Plan Steering Group / Mid Suffolk District Council
Format	Draft Document Consultation
Publicity	3 Statutory Bodies were consulted via MSDC

Table 22 - Analysis of the consultative activity.

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
The SEA Scoping Report was produced by the NPSG and its Professional Partner to summarize the current state of the environment and to identifies key trends and pressures for the future that might be	The report was submitted to MSDC for consultation with the 3 statutory bodies.	Environment Agency Historic England Natural England	October – November 2015	Comments raised can be seen at Appendix 10.	Amend the SEA Scoping Document in line with recommendations / observations from the statutory bodies.

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
relevant to the Thurston Neighbourhood Plan and have an impact on the sustainability of the plan policy options and site options.					

#### 4.9 Public Consultative Activity – 19<sup>th</sup> December to 12<sup>th</sup> February 2016

Table 23 – Overview of the public consultation activity

Date	19 <sup>th</sup> December 2015 to 12 <sup>th</sup> February 2016
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Call for expressions of interest in sites to be development in Thurston
Publicity	Parish newsletter; posters; flyers (all households & businesses); East Anglian Daily Times and Bury Free Press

Table 24 - Analysis of the consultation activity

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
As the Neighbourhood Planning Team were considering the merits of making site allocations for development it needed to identify those areas of land that might be suitable for allocation for development.	The call for expressions of interest in sites to be developed in Thurston was advertised in the Bury Free Press and the East Anglian Daily Times on 4 occasions in total along with notices placed on the parish noticeboards and via the website.	Landowners / developers with land in Thurston.	19 <sup>th</sup> December to 12 <sup>th</sup> February 2016	Particular areas that the Neighbourhood Plan would be looking to address are housing, commercial development, allotments and leisure and/or recreational facilities.  Each submission was asked to state what use the land should be considered for; to demonstrate how the site could help to achieve the draft objectives of the emerging Neighbourhood Plan and to give details of any restrictions or covenants currently placed upon the	12 sites were submitted under the Parish's recent request for the expression of interest for sites to be considered for development within Thurston's Neighbourhood Plan with a further 1 being submitted late.  These would be presented to the residents and businesses of Thurston at a public meeting prior to an assessment process which would be used to: 1. eliminate those sites/parcels of land which would not meet

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
				land in question.	suitability criteria and could not be site allocations in the Neighbourhood Plan 2. identify a set of potential sites which meet the aspirations of the Neighbourhood Plan and community engagement

#### 4.10 - Public Consultative Event – 17<sup>th</sup> March 2016

Table 25 – Overview of the public consultation event

Date	17 <sup>th</sup> March 2016
Venue	New Green Centre, Thurston
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Open Meeting to discuss the responses to the sites submitted for development and the criteria to be used to assess the sites
Publicity	Parish newsletter; posters; flyers (all households & businesses)
Attendance	Circa 285

Table 26 – Analysis of the public consultative event

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
Open Meeting to allow the Neighbourhood Plan Team to provide residents and businesses with: <ul style="list-style-type: none"> <li>a summary of the sites submitted for development following the Parish Call for sites;</li> <li>a summary of the NP progress to date</li> </ul>	A series of exhibition boards were presented covering the sites submitted with a brief summary of the location; size and how the developer/landowner thought the site could be used.  Those present were invited to respond to the questions posed along with the	Residents and businesses of Thurston.  Around 285 people attended, the majority of which were residents of Thurston with representatives	17 March 2016 7:30pm to 09:30pm.	A sticky dot exercise was undertaken to allow participants to weight criteria in terms of vital; desirable and unimportant. Colours used were Green for vital; yellow for desirable and red for unimportant. Questions asked were: A. Should the location of a site be within a desirable or acceptable walking distance of key areas of the village? B. Should a development of a site	Consultation will continue online from 2 – 19 April along drop in surgeries during Office Hours of 9.30am until 3.30pm on Tuesdays and Fridays during same period and during the Community Engagement Surgery on Friday 15 <sup>th</sup> April between 12 and 3pm.  The Parish Council and Thurston NPSG will continue to

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
<ul style="list-style-type: none"> <li>• an explanation as to how the sites will be assessed (professional to apply agreed site assessment criteria)</li> <li>• an explanation as to how the residents and businesses in Thurston can assist with the assessment criteria for the sites submitted</li> </ul>	<p>suggested criteria to be used.</p> <p>Further exhibition boards were also presented covering the Draft Vision for the Neighbourhood Plan.</p> <p>A power-point presentation was given by the Chairman of the Parish Council covering the basics of a Neighbourhood Plan and how it cannot stop development; the draft vision and possible objectives; requirements of using given criteria to assess sites and how the residents of Thurston could engage with the NP.</p>	<p>from 3 developers who had submitted sites on behalf of landowners.</p>		<p>provide safe pedestrian crossing points to key areas of the village?</p> <p>C. Is it important for a site to provide outdoor recreational facilities?</p> <p>D. Should the current visually important open spaces as shown on the attached map of Thurston be retained?</p> <p>E. Is it important to ensure that any site to be developed does not have a detrimental impact on the landscape?</p> <p>F. Is it important to ensure that existing footpaths and rights of way are retained?</p> <p>G. Should development of a site be in-keeping with or complement its existing environment?</p> <p>H. Should sites to be developed have a close relationship with the existing settlement boundary?</p> <p>I. Is it important for a site to meet the Housing Needs of present and future residents?</p> <p>J. Is it important for a site to provide allotments?</p> <p>This was a very successful public meeting with a high turnout which had proved to be challenging in undertaking the interactive sticky dot exercise on site criteria.</p> <p>A major concern from the meeting was the lack of information coming forth from MSDC with regards to land bids that had been submitted under its own Call for Sites for development in December 2014</p>	<p>press MSDC for further information on land submitted and criteria used to access this land and to share growth data for Thurston and the MSDC area.</p>

#### 4.11 – Public Consultative Activity – 2<sup>nd</sup> to 17<sup>th</sup> April 2016

Table 27 – Overview of the public consultation activity

Date	2 <sup>nd</sup> to 17 <sup>th</sup> April 2016
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Public consultation on criteria to be used on site coming forth for development
Publicity	Parish newsletter; posters; flyers (all households & businesses); APM Meeting of 14 <sup>th</sup> April 2016.

Table 28 - Analysis of the public consultative activity

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
<p>Following the meeting held to show residents the sites that had been submitted to the Neighbourhood Steering Group's Call for Expression of Interest in Sites to be Developed in Thurston over the next 15 years it was agreed to re-run the consultation exercise that was held at the Public Meeting on 17<sup>th</sup> March 2016.</p> <p>A short explanation was placed on the website to explain the NP progress to date and how sites will be assessed (professional to apply agreed site assessment criteria).</p>	<p>Public Meeting advertised that there would be a further consultation via the website or as drop-in surgeries during Parish Council opening hours. Notices placed on 4 noticeboards around the village, on the website and advertised at the Annual Parish Meeting held on 14<sup>th</sup> April 2016</p> <p>Drop in surgeries during Office Hours of 9.30am until 3.30pm on Tuesdays and Fridays during same period were also held along with a Community Engagement Surgery on Friday 15<sup>th</sup> April between 12 and 3pm.</p>	Residents and businesses of Thurston.	2 <sup>nd</sup> April until 17 <sup>th</sup> April 2016.	<p>Those responding to the consultation were asked to weight criteria in terms of vital; desirable and unimportant with the same questions posed as at the meeting on 17<sup>th</sup> March 2016.</p> <p>Further concerns during the consultation were raised:</p> <ul style="list-style-type: none"> <li>• the lack of information coming forth from MSDC with regards to land bids that had been submitted under its own Call for Sites for development in December 2014 and how this will impact on Thurston's NP.</li> <li>• lack of knowledge with regards to growth numbers.</li> <li>• that a developer (Bovis Homes for site at Barton Road) has held a Public Consultation for development of land that was not submitted under Thurston NP's call for sites.</li> </ul>	<p>Following the consultation period, the sites submitted for development will be subject to an assessment process using criteria that will relate to national planning requirements, local plan requirements and physical factors such as access, flood risk etc. They also relate back to the Sustainability Objectives underpinning Thurston's Neighbourhood Plan.</p> <p>The assessment process will be used to:</p> <ol style="list-style-type: none"> <li>1. eliminate those sites/parcels of land which would not meet suitability criteria and therefore could not be considered to be sustainable allocations in the Neighbourhood Plan</li> <li>2. identify a set of potential sites which meet the aspirations of the Neighbourhood Plan and</li> </ol>

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
Powerpoint presentation given to explain NP process at public meeting of 17 March 2016 was also uploaded to the website.					community engagement will help the process of determining which sites are most suitable for allocation in the NP  Parish Council and Thurston NPSG will continue to press MSDC for further information on land submitted and criteria used to access this land and will use comments raised to assist with assessing sites that have not been submitted but are abutting the settlement boundary.

#### 4.12 – Public Consultative Activity – 2<sup>nd</sup> to 17<sup>th</sup> April 2016

Table 29 – Overview of the public consultative activity

Date	2 <sup>nd</sup> to 17 <sup>th</sup> April 2016
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Public consultation on sites submitted for development
Publicity	Parish newsletter; posters; flyers (all households & businesses); APM Meeting of 14 <sup>th</sup> April 2016.

Table 30 - Analysis of the public consultative activity

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
Following the meeting held to show residents the sites that had been submitted to the Neighbourhood Steering Group's Call for Expression of Interest in Sites to be Developed in	Public Meeting advertised that there would be a further consultation via the website or as drop-in surgeries during Parish Council opening hours. Notices placed on 4	Residents and businesses of Thurston.	2 <sup>nd</sup> April until 17 <sup>th</sup> April 2016.	•	Following the consultation period, the sites submitted for development will be subject to an assessment process using criteria that will relate to national planning requirements, local plan requirements and physical factors such as access, flood risk etc. They also relate back to the Sustainability

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
<p>Thurston over the next 15 years, it was agreed to run a consultation exercise on the sites submitted to allow members of the public to view the sites that had come forward; their possible uses and whether they demonstrated compatibility with the vision and objectives of the Neighbourhood Plan.</p>	<p>noticeboards around the village, on the website and advertised at the Annual Parish Meeting held on 14<sup>th</sup> April 2016</p> <p>Drop in surgeries during Office Hours of 9.30am until 3.30pm on Tuesdays and Fridays during same period were also held along with a Community Engagement Surgery on Friday 15<sup>th</sup> April between 12 and 3pm.</p>				<p>Objectives underpinning Thurston's Neighbourhood Plan.</p> <p>The assessment process will be used to:</p> <ol style="list-style-type: none"> <li>1. eliminate those sites/parcels of land which would not meet suitability criteria and therefore could not be considered to be sustainable allocations in the Neighbourhood Plan</li> <li>2. identify a set of potential sites which meet the aspirations of the Neighbourhood Plan and community engagement will help the process of determining which sites are most suitable for allocation in the NP</li> </ol> <p>Parish Council and Thurston NPSG will continue to press MSDC for further information on land submitted and recommended that residents respond to the consultation being run by Bovis Homes and submit a copy of the response to Thurston NPSG for use when assessing sites that have not been submitted but are abutting the settlement boundary.</p> <p>Full details of the site assessments carried out can be found at:  <a href="https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/site-assessment-of-sites-for-development/site-assessments-of-land-for-development-in-thurston/">https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/site-assessment-of-sites-for-development/site-assessments-of-land-for-development-in-thurston/</a></p>

#### 4.13 – Public Consultative Activity – 8<sup>th</sup> August – 16<sup>th</sup> September 2017

Table 31 – Overview of the public consultation activity

Date	8 <sup>th</sup> August to 16 <sup>th</sup> September 2017
Facilitator	Thurston Neighbourhood Plan Steering Group / Professional Partner
Format	Public consultation on Site Assessments carried out
Publicity	Parish newsletter; posters; flyers (all households)

Table 32 – Analysis of the public consultation activity

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
Formal consultation on the site assessments that have been carried out on the sites submitted for development following the Parish call for expression of interest in sites being developed; sites identified by the Neighbourhood Plan Team as those that abut the Built-Up Area Boundary and sites allocated or proposed for allocation in the adopted or emerging development plan.	<p>The completed site assessments were uploaded to the website with copies being made available to those wishing to view them at the Parish Council Office.</p> <p>Engagement surgeries for such consultation were held on:</p> <p>23.08.16 - 09.30 - 16.30            24.08.16 - 18.00 - 20.00            26.08.16 - 9.30 – 15.00            27.08.16 -10.00 – 13.00            30.08.16 - 9.30 - 15.00            02.09.16 - 9.30 – 15.00            03.09.16 – 10.00 – 13.00            06.09.16 – 9.30 – 16.00            07.09.16 – 18.00 – 20.00            09.09.16 – 9.30 – 15.00            13.09.16 – 9.30 – 15.30            16.09.16 – 9.30 – 15.00</p> <p>The consultation was advertised via the parish</p>	Residents and businesses of Thurston. Landowners / developers were also encouraged to respond.	8 <sup>th</sup> August to 16 <sup>th</sup> September 2017.	<p>The following general comments / concerns were raised:</p> <ul style="list-style-type: none"> <li>• Treatment of agricultural land quality</li> <li>• Weightings given to each site</li> <li>• Environmental aspects</li> <li>• Access</li> <li>• Settlement boundary</li> <li>• Pedestrian access</li> <li>• Highway Safety</li> </ul> <p>A number of residents and landowners provided comments on specific land which had been submitted during the NP process for development and which were the subject of planning applications before the Local Planning Authority.</p>	<p>Following representations received the site assessments were further analysed and a number were assessed as being the most appropriate in that they are in the most sustainable location, they are in conformity with the strategic policies of the Local Authority's Local Plan and that there would a good prospect that they could be considered for development.</p> <p>Following the further analysis of factual errors and omissions on the site assessments as received during the public consultation, a folder was published on the website (with a hard copy being held in the parish council office) showing that each site had been updated with a parish map indicating the location of that site, a high-level assessment and a detailed assessment, should the high-level assessment show that the site required further assessment.</p> <p>Details of the site assessment work can</p>

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
	<p>newsletter which is distributed free to all residents within the parish and posters on the three village noticeboards and via the website.</p> <p>Comments were asked to be submitted direct to the Parish Clerk at the Parish Council Office or at the Engagement Surgery.</p>				<p>be found at:</p> <p><a href="https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/site-assessment-of-sites-for-development/site-assessments-of-land-for-development-in-thurston/">https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/site-assessment-of-sites-for-development/site-assessments-of-land-for-development-in-thurston/</a></p>

#### 4.14 – Public Consultative Activity – 1<sup>st</sup> to 30<sup>th</sup> November 2017

Table 33 – Overview of the public consultation activity

Date	1 <sup>st</sup> to 30 <sup>th</sup> November 2017
Facilitator	Thurston Neighbourhood Plan Steering Group
Format	Public consultation on Character Assessment
Publicity	Parish newsletter; posters; flyers (all households)

Table 34 - Analysis of the public consultation activity

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
Following advice received from the Critical Friend appointed by MSDC to assist parishes with the production of a Neighbourhood Plan, the NPSG carried out a character assessment of the built-up areas of Thurston as such an	<p>The completed character assessment was uploaded to the website with copies being made available to those wishing to collect them for consultation.</p> <p>The consultation was advertised via the parish</p>	Residents and businesses of Thurston. Landowners / developers were also encouraged to respond.		<p>Those responding to the consultation were asked to answer the following questions:</p> <p>Are the Character Assessments correct? &amp; i If they are not correct, what is wrong?</p>	<p>From the consultation, the NPSG were able to identify a number of key detracting features.</p> <p>These were analysed further to identify if there were any policy actions that might arise from such an assessment.</p> <p>The aim of the production of the character assessment would be to assist</p>

Plan Stage	Engagement Method	Who With	When	Issues/priorities & concerns raised	Next stages
<p>assessment would support design policy within the neighbourhood plan.</p> <p>7 areas within the built-up area were analysed to ascertain what were the main positive and main detracting features.</p> <p>Areas explored covered:</p> <ul style="list-style-type: none"> <li>• Topography</li> <li>• Land uses</li> <li>• Layout</li> <li>• Density</li> <li>• Roads, streets and routes</li> <li>• Spaces – areas of openness</li> <li>• Buildings – building form, shape and scale</li> <li>• Landmarks</li> <li>• Streetscapes</li> <li>• Views</li> </ul>	<p>newsletter which is distributed free to all residents within the parish and posters on the three village noticeboards and via the website.</p> <p>Comments were asked to be submitted direct to the Parish Clerk at the Parish Council Office.</p>				<p>developers, designers and ultimately builders produce new houses that had high quality designs which would be in accordance with the vision for Thurston and would reflect on some or all of the positive identified character aspects of Thurston.</p> <p>For details of the character assessment including the summary of the key detracting features please visit:</p> <p><a href="https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/character-assessment/">https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-npd/character-assessment/</a></p>

## **Section 5: Regulation 14 pre-submission consultation**

- 5.1 The Neighbourhood Plan Steering Group finalised the Draft Thurston Neighbourhood Plan (TNP) in May 2018.
- 5.2 This was formally presented to the Parish Council at its meeting on 6<sup>th</sup> June 2018 at which approval was given for the plan to proceed to the next stage.
- 5.3 Residents and businesses in the parish were notified of the pre-submission consultation through a postcard being delivered to all dwellings within the parish of Thurston; notices placed in the Thurston Newsletter which is delivered to all dwellings in the parish of Thurston; a summary booklet delivered to all dwellings in the parish of Thurston (a copy of the summary booklet can be seen at Appendix 17); printed notices on the three parish noticeboards; notice in the Thurston Community Library and publicity on the Thurston website.
- 5.4 The Regulation 14 Pre-Submission Consultation ran for an eight-week period commencing on 9<sup>th</sup> July until 5.00pm on 31<sup>st</sup> August 2018, an extended period to reflect the summer holiday period.
- 5.5 During the Pre-Submission Consultation a number of drop-in surgeries were held explaining the neighbourhood plan process and the proposals in the plan. Members of the Thurston Steering Group were on hand to answer any queries which arose.

The dates of the drop-in surgeries are shown below:

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

- 5.6 In accordance with requirements of the Neighbourhood Planning Regulations, the parish council notified statutory consultees based on a list provided by Babergh & Mid Suffolk District Councils. A copy of the list of consultees is included at 5.10 below.
- 5.7 Paper copies of the draft TNP were made available at the Parish Council Office, the Community Library and Thurst Café in the New Green Community Centre and upon request to the Parish Clerk. Views were accepted by post, email and in person to the Parish Clerk.

The document could also be read on the website <https://thurstonparishcouncil.uk/neighbourhood-plan/>.

### 5.8 Distribution to statutory and non-statutory consultees

In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by email. In addition, a range of parties that the Steering Group considered were likely to have an interest in the plan were also emailed.

All parties were informed that a copy was available to download at <https://thurstonparishcouncil.uk/neighbourhood-plan/> and that hard copies could be issued on request.

- 5.10 The full list of statutory consultees that were written to is as follows:

<b>Consultee</b>		
<b>Statutory</b>	<b>Local Organisations</b>	<b>Local and Adjacent Councillors / Ward Members</b>
Anglian Water	Community Action Suffolk	As above for Thurston

Consultee		Ward
Environment Agency	Suffolk Constabulary	
Highways Agency	Suffolk Wildlife Trust	<b>Neighbouring Parishes</b>
Highways England	Suffolk Preservation Society	Beyton Parish Council
Historic England	Land Developers	Great Barton Parish Council
Homes and Communities Agency		Norton Parish Council
National Grid		Pakenham Parish Council
Natural England		Rushbrooke with Rougham Parish Council
NHS Property Services		Tostock Parish Council
Network Rail		
Planning Policy - Mid Suffolk District Council		
Planning Policy - Suffolk County Council		
Planning Policy - West Suffolk Council		
UK Power Networks		
Broadband, Phone and Mobile Providers		

## **Section 6: Pre-submission consultation responses**

### 6.1 Responses

In total there were 30 representations: 7 Responses from Statutory Bodies; 1 Response from a Land Developer & 22 Responses from Residents of Thurston.

### 6.2 Actions Arising from the Responses Received

The detailed summary of the responses to the representations received by the TNP Steering Group, as endorsed by the Parish Council at its meeting on 7<sup>th</sup> November 2018, are set out in Appendix 21 of this statement. As a result, the submission version of the Neighbourhood Plan (May 2018) has been appropriately amended. The changes made to the Neighbourhood Plan, agreed by Thurston Parish Council, at the meeting on 7<sup>th</sup> November 2018 are relatively minor in nature and do not warrant a further pre-submission consultation round.

6.3 The detailed summary of the responses to the representations received can also be viewed on the parish website: <https://thurstonparishcouncil.uk/thurston-neighbourhood-plan-ncpd/pre-submission-regulation-14-consultation/>

6.4 The non-policy actions resulting from the consultation process can be seen in Appendix 22 of this statement.

# Thurston Parish Council



## NEIGHBOURHOOD PLAN TEAM COMMUNITY ENGAGEMENT

*Amended October 2017*

### Contents:

Introduction

Aims

Objectives

How this will be achieved

- Communication
- Consultation
- Support
- Acting together

Measuring Success

Strategy Reviews

Process Commentary

Evaluation

### 1. INTRODUCTION

The Neighbourhood Plan Team has developed a community engagement and involvement policy with the aim of fully involving its residents, partners and stakeholders in the creation and development of the Thurston Neighbourhood Plan to create a well-informed plan and a sense of ownership. All processes will be in accordance with the NPSC terms of reference.

### 2. AIMS

The aim of the policy is to fully engage with Thurston residents, partners and stakeholders on the important issue of creating a Neighbourhood Plan through an on-going two-way process of:

- informing, consulting and involving all Thurston residents, partners and stakeholders
- engaging with external stakeholders to shape their thinking and determine what lies within the “art of the possible”
- being inclusive and engaging across the whole of the Thurston community
- ensuring views are listened to and used to inform the Neighbourhood Plan such that it reflects the wishes, needs and ambitions of the residents.

### 3. OBJECTIVES

The objectives are to:

- inclusively involve residents, partners and stakeholders in planning, shaping and enhancing the development of the Neighbourhood Plan
- enhance the quality of the Neighbourhood Plan by incorporating a broad range of views
- use engagement to inform decision making, ensuring decisions reflect the views of the community
- create a Neighbourhood Plan that is accepted and embraced by the community.

### 4. HOW THIS WILL BE ACHIEVED

The Neighbourhood Plan Team, adopting best practice, will engage with the Thurston community and partners through:

- **Communication**

Communicating with residents, partners and stakeholders will be achieved through the

following vehicles to ensure all sections of the community are reached:

- Thurston Newsletter delivered free to all homes
- Delivery of specific items to every house (e.g. a survey of village assets)
- Village website
- Parish noticeboards
- Noticeboards in prominent local places inc. Thurston Community Library
- School communication
- Social media such as Twitter
- Partners and their networks
- Open Public Meetings
- Village Forums
- Individual, specific needs, once identified, will be met as far as is possible

- **Consultation**

Consulting all parishioners on important issues will be key to the success of the Neighbourhood Plan. Consultation will ensure residents and stakeholders are able to voice their opinions and given an opportunity to influence the development of the Neighbourhood Plan.

Consultation will target the widest range of people, including men and women, and particularly hard-to-reach groups such as young people, the elderly, the housebound, the disabled, and ethnic minorities. Thurston-based businesses and wider stakeholders will also be consulted. A variety of appropriate, effective engagement channels will be needed and developed out of discussion with minority groups. Such methods might include, for example, the offer of drop-in sessions offering assistance with the completion of forms or a 'buddying' up service.

Involvement might be through:

- invitation to particular meetings
- meetings to elicit and discuss views
- contributing and analysing the evidence base
- contributing to the development and writing of the plan
- particular consultations, for example by questionnaire
- using the residents, partners and stakeholders as a source of professional advice and support.

The Team will engage effectively to all participants through appropriate means.

- **Support**

The Neighbourhood Plan Team will support individuals and groups seeking help in engaging with the Neighbourhood Plan.

- **Acting Together**

Acting together with residents, partners and stakeholders developing the Neighbourhood Plan will:

- ensure it is accepted and fit for purpose
- enhance the environment and the quality of life within Thurston
- ensure the residents, partners and stakeholders have a voice and can make a difference.

## 5. **MEASURING SUCCESS**

Success will be measured by predefined targets, including:

- reviews of consultation outcomes
- monitoring residents', partners' and stakeholders' participation in consultation processes
- the outcome of the referendum.

## 6. PROCESS REVIEWS

Regular review of the consultation processes and their results will take place; amendments will be made to facilitate effective development of the Neighbourhood Plan.

## 7. PROCESS COMMENTARY

Activity	Action	Statement
Raise awareness of consultation processes	Promote consultation processes through Thurston Newsletter and other identified media	Engaging the community will be an ongoing priority
Work with partners	Strengthen existing partnerships and develop new ones	Working with partners will produce a robust Neighbourhood Plan
Work with stakeholders	Identify those external stakeholders who may have an influence on Thurston's future: e.g. BT, Anglia Water, local government offices; Network Rail, NHS England etc	Early engagement will help shape stakeholder thinking while giving the NPT a reality check regarding the "art of the possible".
Identify minority/hard to reach groups	Identify these groups and identify channels of contact and consultation	These groups are often the forgotten few. Identifying them will ensure they are included in consultation processes
Identify consultation / focus groups	Identify members of the parish with specific skills who can be consulted on specialist subjects	This will enable smaller consultations to be initiated where specialist advice is required to inform decision-making
Identify consultation needs, priorities and importance	Establish need, priorities and importance of consultation	This will ensure there is no overkill, overlap or misuse of the consultation process
Identify benefits of consultation	Identify particular points at which there is a real opportunity for people to influence decisions	Consultation will be undertaken where the outcome can be influenced
Feedback on consultations	Agree methods of feedback to residents, partners and stakeholders; ensure methods are adhered to, and include details of the use of information gained	This will keep all parties involved in the process and updated in the development of the Neighbourhood Plan
Ensure outcomes of consultations are used in the development of the Neighbourhood Plan	Use the outcome of consultations to inform decision-making and shape outcomes	All consultations will be undertaken to ensure the best possible outcome for the content of the Neighbourhood Plan
Review outcome of key consultations	Review consultation outcomes to highlight any process failings	Review will enable identification of any changes and amendments required in the consultation processes

## 8. EVALUATION

Evaluation of previous village consultations and team skills will support consultation processes during the production of the Plan.

Responses made (whether or not included in the Neighbourhood Plan) will assist the Team in assessing the strength of the views expressed.

The Plan will be evaluated by Mid Suffolk District Council and an independent examiner prior to the referendum.

THURSTON PARISH COUNCIL - PUBIC MEETING 7.30pm, NEW GREEN CENTRE, TO  
DISCUSS PRODUCTION OF NEIGHBOURHOOD PLAN

The Council has begun the process of producing a Neighbourhood Plan, which will result in a legal document, detailing what the Neighbourhood - that's all of us - wants or feels is needed in terms of development in the Parish.

It will also include detail of what the Neighbourhood does not want. The project may well take something like 2 years to complete, but the completed document will be binding upon, and attached to the District Council's Local Development Framework, which is basically the rule book for all Planning Applications.

The Parish Council decided to go ahead with this project, because it is aware of the closeness of access to/from the A14, and Bury St Edmunds, and the attraction for further development these 2 things would no doubt produce.

However, we cannot complete the project without input from the residents of Thurston, so our first priority is to hold a Public Meeting, which you are all invited to attend and at which we want to hear what it is that you want - or don't want.

We will also be hoping to attract volunteers to sit on a Steering Committee, yet to be fully formed, and to help us to engage with the Community, perhaps by delivering handouts etc - and many other duties as well I'm sure!

The mission is to make as many residents aware of what's going on as possible, throughout the process.

So, please do come along on Thursday 16th May 2013, in the New Green Centre's Main Hall, for 7.30pm.

We look forward to seeing you there. If you want any further information in the meantime, please contact Kathryn Savage, the Secretary of the Neighbourhood Plan Team, on 01359 232854

**Thurston Parish Council**  
**Parish Council Offices, New Green Centre**  
**Thurston IP31 3TG**  
**Tel: 01359 232854**  
**Email: [info@thurstonparishcouncil.gov.uk](mailto:info@thurstonparishcouncil.gov.uk)**



### **What do you want Thurston to look like in 15 years' time?**

Have your say on how Thurston is to develop!

Developing a Thurston Neighbourhood Plan gives everyone in Thurston an opportunity to help develop a shared vision for the village and help shape its development and future growth. It gives us a greater say in where we want new homes, shops or offices to be built, on what those new buildings should look like, and what infrastructure should be provided.

The Thurston Neighbourhood Planning Team has prepared a short questionnaire asking you what you think we need in Thurston and what you would like to happen over the next 15 years.

All residents within Thurston should receive their questionnaire by the end of April.

If you do not receive your questionnaire, please let the Clerk to the Parish Council know on 01359 232854 or drop by the Parish Council Offices for a copy.

The completed questionnaires should be placed into one of the collection boxes located in the community library, village shop, petrol station, butcher's shop, Fox and Hounds or direct to the Parish Council Office by 30<sup>th</sup> May 2014.

There will be an open meeting on Monday 9<sup>th</sup> June commencing at 7.00pm where the Group will share with you the initial comments and issues that have been raised in the questionnaires and the next stages in the Neighbourhood Plan.

To keep up-to-date with the progress on Thurston's Neighbourhood Plan please email the Clerk to the Parish Council direct on [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com) or look at the new parish website: [thurston.onesuffolk.net/](http://thurston.onesuffolk.net/)

## **Thurston Neighbourhood Plan**

**Village Forum**

**7.00pm Monday 9<sup>th</sup> June 2014**

**New Green Community Centre**



# **Please come along to this important meeting!**

Thurston Neighbourhood Steering Group has begun the process of drawing up a Neighbourhood Plan for the whole Parish of Thurston.

The Plan will set out how the community of Thurston wishes to manage future development and other related issues.

Please come along to the meeting to find out what has been done so far, what was said in the recent questionnaire delivered to all households and how we will be using your comments in the future.

## **Do come to the meeting: learn more and have a further say!**

**Contact Vicky Waples, Acting Secretary of the Neighbourhood Steering Committee, on 01359 232854 to find out more.**

# THURSTON NEIGHBOURHOOD PLAN NEEDS YOU!

## BACKGROUND

Changes to the planning system set out in the Localism Act have given us new rights to shape the future of our village. Neighbourhood planning allows our community to come together to say where they think new houses and businesses should go, what they should look like, and what needs protecting. However, a neighbourhood plan cannot be used to prevent development.

## WHY THURSTON?

Thurston is a village with excellent facilities and services which lends itself to sustaining additional development. Some of this development is a result of a housing shortage at the national level due to the rise in single occupancy households, longer life expectancy, the take up of second homes, immigration and investment properties in the buy to let market. The consequence of a housing market that hasn't reacted to these issues has led to rapidly increasing housing prices, insufficient affordable housing for people who cannot afford the 7.1 average house price to average annual salary ratio, increased skills shortages as potential employees move away, over-crowded houses as young people live with their parents for longer, homes that do not meet people's needs, and greater social inequality and exclusion leading to demographically and socially less well balanced and unsustainable communities. In addition, the population of Suffolk is ageing and by 2030 31% of Mid Suffolk's residents will be aged over 65. This older population will have different housing needs to a younger population and preparations need to meet this expected demand. Thurston Parish Council believes that it is in the interest of the community as a whole to recognise this fact and whilst adopting a formal Neighbourhood Plan, which needs involvement from parishioners, there will be considerable benefits from doing so.

## POTENTIAL BENEFITS

Thurston's Neighbourhood Plan once adopted will be recognised as part of the planning framework and will be used by Mid Suffolk District Council when deciding future planning applications. It therefore cannot be ignored by prospective developers or landowners when considering planning applications for new development. It is important that every effort is made in planning for the right amount of development that this area needs. In doing a neighbourhood plan we will be playing our part and making Thurston a sustainable community in the short and long term. We will be influencing what development we want, rather than have it done to us.

## HOW CAN YOU HELP?

We need to understand what our community needs are over the next 15 years. We also need to have regard to the pressures on the local infrastructure and our valued facilities and services so that they can meet future growth. Some of you have already helped by completing a survey and attending the Village Forum and in a few months' time we will be sending out a more detailed questionnaire. We desperately need these forms completed and returned as without your help developers will argue where houses will be built, how many and what type.

Importantly, it also isn't just about housing, we want to know what Thurston lacks and what is important to you. For instance: leisure provision, suitable transport arrangements, protection of important views and green spaces, young people's needs such as skate parks, need for small business units, footpath connectivity both in the village and circular walks etc., parking issues...

If you have any questions please contact the Thurston Neighbourhood Planning Team, via e-mail: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com), at the Parish Council Offices or visit the neighbourhood plan webpage via the Village Website: <http://thurston.onesuffolk.net/parish-council/neighbourhood-plan/>

## Neighbourhood Plan

### Thurston's Neighbourhood Plan is under way!

People like living in Thurston.

A safe place to bring up families, a lot going on, shops, pubs, schools and other education facilities on the doorstep, a train station, near to the A14, the list goes on.

What of the village's future? It is time to have your say in the Thurston Neighbourhood Plan. We know Thurston will develop; but how exactly should it change? What should the village look like in five, ten- or fifteen-years' time?

How important to you is Thurston's village character? Housing will be needed but what should it be like? If houses or business units were to be built, where should they be? What transport and leisure facilities will be needed? What should be kept in Thurston, whatever happens? There are plenty of questions to answer; these are just a few of them.

In the spring, all of us living in Thurston had the chance to raise views, issues and concerns about the village's future when we completed the survey delivered to your home. Your Neighbourhood Planning Team has taken them on board.

In the autumn, the Team will be delivering a very special questionnaire to your home to find out your detailed thoughts on the views, issues and concerns people raised. We now have the chance to have our say – all of us, young people and adults, who live here.

What you say in the questionnaire will help shape Thurston's Neighbourhood Plan. This is *your* chance to have *your* say about Thurston's future.

So it is really important to complete and return the questionnaire.

A member of the Team will be pleased to call and collect it from you. Saying exactly what you think will be straightforward and, above all, it will be very helpful.

Your say - our future. Please help!

If you have any questions, please contact the Neighbourhood Planning Team at the Parish Council Office, New Green Centre, or by email [thurstonpsg@hotmail.com](mailto:thurstonpsg@hotmail.com), or by visiting the Neighbourhood Plan webpage via the Village Website <http://thurston.onesuffolk.net/parish-council/neighbourhood-plan/>

**Thurston Neighbourhood Plan**



# Public Meeting

**7.00pm Thursday 26<sup>th</sup> February 2015  
Cavendish Hall, Church Road**

**Please come to this important meeting!**

The Neighbourhood Team is greatly appreciative of the information that all the respondents have provided to the questionnaires.

Please come along to the meeting to find out what was said in the questionnaires and to give us your views on our work so far: we want to represent your thinking.

**Come to the meeting and have a further say!**

**Contact Vicky Waples, Secretary of the Neighbourhood Plan Steering Group, on 01359 232854 to find out more.**

# THURSTON NEIGHBOURHOOD PLAN

## HOUSING NEEDS SURVEY



Future housing in Thurston is one of the most important parts of the Neighbourhood Plan.

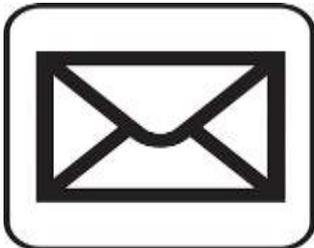
Thurston is a key village where development will take place.

We want to make sure that the housing built is what our present residents and their families need.

**PLEASE HELP US** by filling in this questionnaire. It is really important to know what you think and what you would like.



All questionnaires must be returned by: **MAY 8<sup>th</sup>**



Please reply in the pre-paid stamped address envelope



**HOW TO FILL IN THIS PAPER QUESTIONNAIRE:**

Please mark the box like this  with a ball point pen.

If you have any questions or **need help in filling out this questionnaire**, please contact Vicky at the Parish Council Office



on 01359 232854 between 9am – 3pm  
on Tuesdays and Fridays

## **Thurston Neighbourhood Plan**

# **Public Meeting**

**7.00pm Thursday 9<sup>th</sup> July 2015  
New Green Centre, New Green**



# **Please come to this important meeting!**

The Neighbourhood Team is greatly appreciative of the information that all the respondents have provided to the housing needs survey.

Please come along to the meeting to find out the results from the survey and to give us your views on our work so far: we want to represent your thinking.

## **Come to the meeting and have a further say!**

**Contact Vicky Waples, Secretary of the Neighbourhood Plan Steering Group, on 01359 232854 to find out more.**

Appendix 10 – Responses from the Statutory Bodies on the Environmental Assessment of Plans and Programmes Regulations 2004, Regulation 9 Screening Determination – Thurston Neighbourhood Development Plan

Response from Environment Agency:



Dear Mr Ward

1. THE ENVIRONMENTAL ASSESSMENT OF PLANS AND PROGRAMMES REGULATIONS 2004, REGULATION 9 SCREENING DETERMINATION
2. THURSTON NEIGHBOURHOOD DEVELOPMENT PLAN

Thank you for consulting us about the above screening determination under the Environmental Assessment of Plans and Programmes Regulations 2004 ('the SEA Regulations 2004'). We apologise for the delay in responding due to resourcing issues.

We have considered the information set out in the draft scoping report which accompanied your consultation as well as information held by us. It is difficult to reach a firm conclusion in the absence of:

- Potential development / growth aspirations of the local community for their neighbourhood area.
- The extent of any development sites and planning policies which the Neighbourhood Development Plan (NDP) may propose.

However, we have concluded that, on balance, it is unlikely that the NDP will have significant effects on the environment such that an environmental assessment will be required under the SEA Regulations 2004. We have reached this conclusion on the basis that the area of the Thurston NDP does not appear to have many features that are of a high environmental sensitive nature. This being the case, there should be sufficient scope to locate development in areas of lower environmental sensitivity and provide adequate mitigation measures to offset any environmental effects. This situation should equally apply to policies proposed by the NDP.

Notwithstanding our above comments, we would advise the Council to review the position once likely development sites and planning policies emerge as the Thurston NDP evolves.

Response from Historic England:



Dear Mr Ward

Ref: Thurston Neighbourhood Plan, SEA Scoping Report

Thank you for your letter of 11 November inviting Historic England to comment on the Draft Scoping Report prepared in support of the Thurston Neighbourhood Plan. The comments of Historic England are set out below. At this stage Historic England has not seen a draft of the Neighbourhood Plan and therefore our comments are based solely on the Scoping Report dated October 2015. We note Objectives one and two for the Neighbourhood Plan as set out in Table 1.2 of the Report and welcome the commitment to preserving or enhancing the built and historic environment of the local area, whilst allowing for sustainable and economic growth.

Section 2 of the Report relates to relevant plans and programmes and includes a reference to the NPPF. The only parts of the NPPF listed are paragraphs 115 and 116, with the implication that the Plan should ensure that development in AONB is fully justified.

Historic England considers it relevant to also mention paragraphs 132, 133 and 134 of the NPPF, such that the plan should also ensure that developments which impact on designated heritage assets does not result in harm to the significance of those assets unless that harm is outweighed by wider public benefits arising from the development.

Section 3 of the Report includes baseline data and key sustainability issues, including heritage. Section 3.14 includes a schedule of all the listed buildings in the parish and their grades, along with a map locating these assets. It also notes that there are no Scheduled Monuments in the parish. For the sake of clarity and completeness it would be helpful to also note that there are no Conservation Areas in the parish (even though the map title includes a reference to a conservation area) and neither are there any Registered Parks and Gardens, Battlefields or World Heritage Sites. On the map at figure 3.4 it would then be logical to remove Conservation Area from the title, and to also identify the Grade II\* Manor Farmhouse by a different coloured dot to all the other Grade II structures. Green Farmhouse and Green Farm Cottage are both missing from the map, while Nether Hall and the Ha ha and Garden Walling at Nether Hall appear to be represented by only a single dot.

Section 5 of Report sets out the Sustainability Appraisal Framework. Theme 6/Env sets the objective 'to protect the identity and local distinctiveness of Thurston as a rural settlement and to enhance the town streetscape.' The Criteria listed against this objective include the number of listed buildings in built-up areas, the number of applications for listed buildings consent and the number of developments within or adjacent to a Conservation Area. Given that Thurston does not have a conservation area, this latter criterion is superfluous, but should be replaced by an alternative criterion identifying the number of developments within the setting of listed buildings (and in particular those listed buildings within built-up areas).

Response from Natural England:

Dear Mr Ward

Thank you for your consultation on the above dated 11 November 2015 which was received by Natural England the same day. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Screening Request: Thurston Neighbourhood Development Plan Strategic Environmental Assessment (SEA)**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), that there are unlikely to be significant environmental effects from the proposed plan.

Guidance on the assessment of Neighbourhood Plans in light of the SEA Directive is contained within the National Planning Practice Guidance. The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected. Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third-party appeal against any screening decision you may make.

## NEIGHBOURHOOD PLAN TEAM

Parish Council Office  
New Green Centre  
New Green Avenue  
Thurston  
Suffolk  
IP31 3TG

e-mail: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com)



---

## EXPRESSION OF INTEREST IN SITES IN THURSTON

The Parish Council of Thurston, in conjunction with Thurston's Neighbourhood Planning Team, is in the process of producing a Neighbourhood Plan for the parish.

This is an important policy document because once it has been adopted it will hold the same weight in determining planning applications as the policies of Mid Suffolk District Council.

As part of the process of developing the Neighbourhood Plan, the Neighbourhood Planning Team are considering the merits of making site allocations for development.

Particular areas that the Neighbourhood Plan is looking to address are housing, commercial development, allotments and leisure and/or recreational facilities.

This notice is a formal request that if you as a landowner or your agent working with your agreement, wish for your land to be considered for allocation in the Neighbourhood Plan, then please could you provide the Clerk to the Parish Council with a short-written response that:

- states what use you wish the land to be considered for;
- demonstrates how the site could help to achieve the draft objectives of the emerging Neighbourhood Plan, *(a copy of which can be found at the following webpage: .....)*;
- details any restrictions or covenants currently placed upon the land in question.

For residential submissions only sites of 2 hectares and below that relate well to the existing village of Thurston should be submitted. Larger sites will only be considered if they have not been submitted to Mid Suffolk District Council in 2014 as part of the SHLAA process.

Please include with your submission an Ordnance Survey base map which clearly shows the extent of the land that you wish to be considered. Please also show how this site might be accessed from the highway network.

The Neighbourhood Plan can only propose to allocate sites if they are demonstrably deliverable and this is a matter which you may wish to address in your submission. Any submission does not guarantee allocation or that a site's prospects of ultimately gaining planning permission will be improved.

The deadline for any response is **12<sup>th</sup> February 2016**.

All queries on this matter should be addressed to the Clerk to the Parish Council, either via email to [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com) or using the postal address at the top of this notice.

# NEIGHBOURHOOD PLAN TEAM

Parish Council Office  
New Green Centre  
Thurston  
IP31 3TG

e-mail: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com)



---

## EXPRESSION OF INTEREST IN SITES IN THURSTON

The Parish Council of Thurston, in conjunction with Thurston's Neighbourhood Planning Team, is in the process of producing a Neighbourhood Plan for the parish.

This is an important policy document because once it has been adopted it will hold the same weight in determining planning applications as the suite of policies of Mid Suffolk District Council.

As part of the process of developing the Neighbourhood Plan, the Neighbourhood Planning Team are considering the merits of making site allocations for development.

Particular areas that the Neighbourhood Plan is looking to address are housing, commercial development, allotments and leisure and/or recreational facilities.

This notice is a formal request that if you as a landowner or your agent working with your agreement, wish for your land to be considered for allocation in the Neighbourhood Plan, then please could you provide the Clerk to the Parish Council with a short-written response that:

- states what use you wish the land to be considered for;
- demonstrates how the site could help to achieve the draft objectives of the emerging Neighbourhood Plan, *(a copy of which can be found at <http://www.thurston.onesuffolk.net/parish-council/neighbourhood-plan/> )*
- details any restrictions or covenants currently placed upon the land in question.

All sites that relate well to the existing village of Thurston should be submitted. Any large sites (in excess of 2 hectares) that were submitted to Mid Suffolk District Council in 2014 as part of the SHLAA process will also be considered.

Please include with your submission an Ordnance Survey base map which clearly shows the extent of the land that you wish to be considered. Please also show how this site might be accessed from the highway network.

The Neighbourhood Plan can only propose to allocate sites if they are demonstrably deliverable and this is a matter which you may wish to address in your submission. Any submission does not guarantee allocation or that a site's prospects of ultimately gaining planning permission will be improved.

The deadline for any response is by **4.00pm on Friday 12<sup>th</sup> February 2016.**

Please address all correspondence to the Clerk to the Parish Council, either via email to [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com) or using the postal address Thurston Parish Council, New Green Centre, Thurston, IP31 3TG.

## **Thurston Neighbourhood Plan**

# **Public Meeting**

**7.00pm Thursday 17<sup>th</sup> March 2016  
New Green Centre, New Green**



# **Please come to this important meeting!**

A number of sites have been submitted for development in Thurston.

The Neighbourhood Team would like to hear your views on the sites submitted and whether they will be suitable for development.

# **Come to the meeting, look at the sites submitted and learn how they will be assessed!**

**Contact Vicky Waples, Secretary of the Neighbourhood Plan Steering Group, on 01359 232854 to find out more.**

Thurston Parish Council  
Parish Council Offices, New Green Centre  
Thurston IP31 3TG  
Tel: 01359 232854  
Email: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com) or  
[info@thurstonparishcouncil.gov.uk](mailto:info@thurstonparishcouncil.gov.uk)



At the Public Meeting on 17th March 2016 in the New Green Centre, members of the public were asked to look at a number of criteria and weight them to signify the importance of each statement.

A traffic light system was used.



For ease, under this current consultation, members of the public will be asked to weight each criterion along the following lines:

1. This criterion is **VITAL**
2. This criterion is **DESIRABLE**
3. This criterion is **UNIMPORTANT**

For those members of the public who were not able to attend the meeting or who wished for more time to consider these questions, the consultation on the criteria which is of particular relevance to Thurston and will also be used in the assessment of these sites **will commence on 2<sup>nd</sup> April and finish on 17<sup>th</sup> April 2016.**

For a copy of the criteria to be assessed please contact the Clerk to the Parish Council or visit the parish website at



<http://thurston.onesuffolk.net/neighbourhood-plan/>

All responses can be sent to the Parish Clerk using one of the following:

**via email: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com)**

or

**via post: Thurston Parish Council, New Green Centre, Thurston, IP31 3TG**

or

**in person at the Parish Council Office during opening hours on Tuesdays or Fridays.**

**Thurston Parish Council**  
**Parish Council Offices, New Green Centre**  
**Thurston IP31 3TG**  
**Tel: 01359 232854**  
**Email: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com) or**  
**[info@thurstonparishcouncil.gov.uk](mailto:info@thurstonparishcouncil.gov.uk)**



At the Public Meeting on 17<sup>th</sup> March 2016 in the New Green Centre, members of the public were asked to look at each site that had been submitted under Thurston Neighbourhood Plan's Expression of Interest in Sites to be Considered for Development and answer the following questions:

- 1. Is this site suitable for development? If yes, why?**
- 2. Is this site suitable for development? If no, why?**

For those members of the public who were not able to attend the meeting or who wished for more time to consider these questions and sites a further round of consultation on the sites submitted



**will commence on 2<sup>nd</sup> April and finish on 17<sup>th</sup> April 2016.**

All responses to the above questions for all of the sites or an individual site (please indicate the site reference to which you are referring) should be submitted to the Clerk to the Parish Council either

**via email: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com)**

or

**via post: Thurston Parish Council, New Green Centre, Thurston, IP31 3TG**

or

**in person at the Parish Council Office during opening hours on Tuesdays or Fridays.**



To find out more please visit the following pages

**<http://thurston.onesuffolk.net/neighbourhood-plan/>**

## NEIGHBOURHOOD PLAN TEAM

Parish Council Office  
New Green Centre  
Thurston  
IP31 3TG  
Tel: 01359 232854  
e-mail: thurstonnpsg@hotmail.com



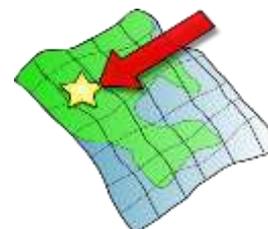
### Neighbourhood Plan Update



The Neighbourhood Planning Team has now completed the process of assessing those sites that have been submitted for consideration possible allocation for development in the Neighbourhood Plan.

All sites that came forward were expected to:

- state what use the land could to be considered for;
- demonstrate how the site could help to achieve the draft objectives of the emerging Neighbourhood Plan;
- detail any restrictions or covenants currently placed upon the land



The public consultation on the Site Assessments will run from **Monday 8<sup>th</sup> August 2016 until 5.00pm on Friday 16<sup>th</sup> September 2016**



**This is your opportunity to make the Neighbourhood Plan Team aware of any factual errors or discrepancies within the completed site assessments.**

For copies of the site assessments and relevant details please either visit the Neighbourhood Plan pages on the website:



<http://thurston.onesuffolk.net/neighbourhood-plan/>

or come along to the Parish Council Office to view hard copies of the paperwork during Tuesdays and Fridays from 9.30am until 4.00pm.



There will also be further times and dates during this period when the Parish Council will be open to the public - as these are still to be confirmed please do visit the Parish Council Noticeboards and website page for regular updates.

**Thurston Parish Council**  
Parish Council Offices, New Green Centre  
Thurston IP31 3TG  
Tel: 01359 232854  
Email: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com) or  
[info@thurstonparishcouncil.gov.uk](mailto:info@thurstonparishcouncil.gov.uk)



## **Thurston Neighbourhood Plan - Character Assessment 2017**

The Thurston Neighbourhood Plan is nearing completion!

An important part of the plan is to make a Character Assessment (a detailed description) of built up areas of the village. The Character Assessment will then be used to help comment on any future planned development in Thurston.

To view copies of the assessment please visit the Parish Council Offices; Thurston Community Library; Thurst Café; Thurston Butchers or the Fox and Hounds.

Or download the document at:

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

Please read the document and answer the following 2 questions:

- 1. Are the Character Assessments correct?**
- 2. If they are not correct, what is wrong?**

All responses must be submitted by 5.00pm on 30<sup>th</sup> November 2017



Either to the Parish Clerk at the above address



Or complete the online form



## 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
- Pockeridge 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 MAKE YOUR VIEWS KNOWN

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

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

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

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 9<sup>th</sup> July to 5.00pm on 31<sup>st</sup> 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](mailto:info@thurstonparishcouncil.gov.uk)

## 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/>

Thank you - The Thurston Neighbourhood Plan Team

Thurston Parish Council  
Parish Council Offices, New Green Centre  
Thurston IP31 3TG  
Tel: 01359 232854  
Email: [info@thurstonparishcouncil.gov.uk](mailto:info@thurstonparishcouncil.gov.uk)



## Thurston Neighbourhood Plan – Pre-Submission (Regulation 14) Consultation

The Regulation 14 draft of the Thurston Neighbourhood Plan and supporting documents are available for you to view and provide comments on between the following dates:



9<sup>th</sup> July 2018  
&  
5pm on 31<sup>st</sup> August 2018



To view the documents on the Parish Council website please go to:  
<http://thurston.suffolk.cloud/neighbourhood-plan/>

Hard copies will also be available to view in the following locations:  
Thurston Parish Council Office & Thurston Community Library

[You are invited to submit comments by letter to:](#)



Thurston Parish Council  
New Green Centre  
Thurston, IP31 2SB



or by email: [info@thurstonparishcouncil.gov.uk](mailto:info@thurstonparishcouncil.gov.uk)

or in person at the Parish Council Office during the following surgeries:

Text for Postcard No 3

Hello,

## *Deadline approaching!*



*Your questionnaires must be returned by  
14 November 2014 to one of the following drop-off boxes:  
Post office; Petrol Station; Butchers; Community Library; Fox and Hounds or the Parish  
Council Office at New Green Centre.*

*If you have any questions, please contact the Neighbourhood Planning Team at the  
Parish Council Office, New Green Centre, on 01359 232854 or by email  
[thurstonpsg@hotmail.com](mailto:thurstonpsg@hotmail.com), or by visiting the Neighbourhood Plan webpage via the  
Village Website ..<http://thurston.onesuffolk.net/parish-council/neighbourhood-plan/>*

Text for Postcard No 6

## *We need your help!*



*Future housing we need in Thurston is one of the most important parts of the  
Neighbourhood Plan.*

*Thurston is a key village where development will take place. We want to make sure that the  
housing built is what our present residents and their families need.*

*You will soon be getting a short questionnaire. It will ask about what housing should be built  
over the next 15 years for you and your family in Thurston.*

*So, please fill in the questionnaire as soon as it arrives: it is really important to know what  
you think and what you would like.*

Text for Postcard No 8

Public Meeting - Thurston Neighbourhood Plan  
7.30pm, Thursday 17th March 2016  
New Green Community Centre



Do you want to see what areas of Thurston could be developed in the next few years?

This is your opportunity to see which areas of your village the developers want to build on. We asked them in December 2015 and they told us: come and see the map and details of what they would like to do.

Have your say and see what Thurston could look like if we fail to provide a Neighbourhood Plan.

Only you can make a difference. Your views are important to us.

After development takes place, it will be too late!  
This meeting is the time to share your concerns and ask your questions.

Press Release – October 2015

NEIGHBOURHOOD PLAN TEAM  
Parish Council Office  
New Green Centre  
Thurston IP31 3TG  
Tel: 01359 232854



e-mail: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com)

**Below is the Draft Vision which sets out what Thurston might look like in 15 years-time.**

This is based on feedback from residents who have engaged with Thurston's Neighbourhood Plan process either by answering the initial survey; filling out questionnaires; submitting comments via email or attending the Public Meetings held.

**Please let us have your comments on the Draft Vision - we want to improve it.**

"Thurston 2030 is a vibrant Suffolk village community surrounded by attractive countryside. The village continues to be a safe, enjoyable place in which to live and bring up a family. It is a thriving village serving a wider rural hinterland. Since 2015 well-planned housing, business, health, educational and recreational provision has taken place.

Thurston has retained a clear gap between the village and Bury St Edmunds. What it has done is to protect the best of its historical buildings and spaces of value to the community along with the surrounding countryside, recognising they are an important part of what makes Thurston a special, individual place.

The population has grown steadily since 2015 and that has enabled the community to enjoy the benefits of improved community infrastructure. New housing development has addressed the needs of the local community without changing the village 'feel'. Small-scale developments, including affordable and self-build housing, have continued over the years. In particular, groups of new starter family homes and bungalows at various sites have been built so that young families have been able to find affordable housing locally and older people to down-size.

The growth of Thurston has also enabled improvements to education and health provision. A well-used and greatly appreciated health centre includes doctors, dentists, pharmacy, and social workers. It has become the focus of small developments for over 50s, where residents benefit from purpose-built housing, sheltered accommodation, a well-run nursing home, and social and health-care services.

The centre of Thurston village has retained a good range of shops and services. New retail outlets, including eating places, and valued stores selling everyday items have located within both existing buildings and a new development in the centre of the village. New small-scale commercial units in and around the village have helped to nurture a thriving small business community. New businesses, many of which provide local services of value to the community have steadily sprung up. In general, Thurston is seen as a place where small companies can 'do business'. The presence of the railway station and the proximity to Bury St Edmunds has helped to nurture this progress.

New sports and leisure facilities have been provided partly through financial contributions from residential development. A range of leisure facilities have been built. These provide a wide-ranging offer of activities that have been popular with children and young people: teenagers no longer say "there's nothing to do in Thurston". Accessible, linked pavements, footpaths, cycle paths and bridleways link homes to village facilities and also encourage residents to keep active. Everyone can benefit, from parents with babies in prams to the oldest member of the community.

With retention of central open spaces and access to the countryside has been improved and the village has a 'green' feel to it. An additional area for burials has been created near the existing churchyard: it is peaceful and has encouraged wildlife. Green spaces and trees have been designed into each scheme and access to village facilities has been provided by footpaths, cycle paths and mobility scooter runs. Indeed, Thurston feels like a village knitted together with a network of high-quality open spaces and connecting pathways.

The village has been developed taking a holistic approach. New developments have been integrated into Thurston, rather than feeling like bolt-ons: they have been sympathetically designed to fit in with the style of development in Thurston to which residents have been accustomed, strengthening its appeal for everyone.

The essence of life for young families, people who work in the village or surrounding towns, and the elderly has been enhanced"

NEIGHBOURHOOD PLAN TEAM  
Parish Council Office  
New Green Centre  
Thurston IP31 3TG  
Tel: 01359 232854



e-mail: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com)

### What is Affordable Housing?

Following the recent housing needs survey which over 550 residents of Thurston completed, the Neighbourhood Planning Team thought it might be of interest to its residents to provide a brief explanation as to what is affordable housing and how it may benefit the residents of Thurston – past, present and future.

There is no blanket definition, but the aim of affordable housing is to provide homes for people on modest incomes, who can't afford to buy or rent a home on the open market. The term includes rented and affordable home ownership. New affordable homes help sustain communities by offering local families, couples and single people the chance to stay living in the place where they have strong connections.

Reference: <http://www.rsnonline.org.uk/images/files/ruralhousing-guideforparishcouncils2014.pdf>

Essentially Social housing is affordable housing - Social housing is let at low rents on a secure basis to those who are most in need or struggling with their housing costs. Normally councils and not-for-profit organisations (such as housing associations) are the ones to provide social housing.

A key function of social housing is to provide accommodation that is affordable to people on low incomes. Limits to rent increases set by law mean that rents are kept affordable.

For those wishing to explore this idea further the National Planning Policy Framework defines Affordable housing as:

'Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Eligibility is determined with regard to local incomes and local house prices.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing'

NEIGHBOURHOOD PLAN TEAM  
Parish Council Office  
New Green Centre  
Thurston IP31 3TG  
Tel: 01359 232854



e-mail: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com)

## THURSTON'S NEIGHBOURHOOD PLAN

At its meeting on 6th June 2018, the Parish Council received and accepted the Draft Thurston Neighbourhood Plan and recommended that it be produced to allow the Parish Council to commence a public consultation on the document in accordance with The Neighbourhood Planning Regulations.

These regulations require the proposed plan to be the subject of a 6-week minimum consultation before it is submitted to the local authority for independent examination.

The requirement also includes the following:

- the plan should be publicised in a manner which brings it to the attention of people who live, work or run businesses in the neighbourhood area. This should include details of the proposed Neighbourhood Plan, details of where and when it may be viewed, details on how to make comments on the plan and the date by which comments must be received (at least 6 weeks from the date on which it is first publicised).
- consult statutory consultation bodies whose interests may be affected by the plan, this may include but is not limited to Suffolk County Council, the Environment Agency, Natural England and English Heritage.
- send a copy of the proposed plan to the local authority

**The Parish Council can confirm that the public consultation on the Thurston Draft Neighbourhood Plan will commence on Monday 9<sup>th</sup> July and end at 5pm on Friday 31<sup>st</sup> August 2018.**

Copies of the full version of the Neighbourhood Plan will be available for everyone who would like one and will be available from the Parish Council Office and the Community Library.

It will also be able to be seen on the parish council website along-side a number of documents that make up the background to the Neighbourhood Plan: <http://thurston.suffolk.cloud/neighbourhood-plan/>

Drop in sessions will be held at the Parish Council Office for those wishing to ask questions, To find out more information or to have a look at some of the background information that has been collated.

Please keep a look-out for notices advertising the dates and times of the drop-in sessions.

A summary of the Thurston Neighbourhood Plan outlining the reasoning behind the plan;  
the objectives of the plan;  
the policies to fulfil the objectives;  
where the plan may be viewed  
and how to make comments on the plan  
will be delivered to all residents by 9<sup>th</sup> July 2018.

**If you do not obtain a copy of the Summary of the Plan,  
please contact the Parish Clerk – Vicky Waples on 01359 232854  
or via email: [thurstonnpsg@hotmail.com](mailto:thurstonnpsg@hotmail.com)  
for your copy.**

Appendix 21 - Table of responses to Regulation 14 Pre-submission consultation with Thurston NP responses including proposals for modification.

**Statutory Consultees Responses**

Page / Policy Number	Comment	Comments by NP & PC along with action to be taken (where appropriate)
<b>Environment Agency</b> Flood Risk	Our maps show areas within the Thurston Parish fall within Flood Zone 2 and 3 the respective medium and high probability zones, as defined by the Planning Guide. You should therefore refer to our Flood Risk Standing Advice on reviewing flood risk assessments (FRAs) in Flood Zone 2 and 3. All future development proposals within the Fluvial Flood Zone of the Sapiston / Pakenham Stream (which includes Flood Zones 2 and 3, as defined by us), or elsewhere involving sites of 1ha or more, must be accompanied by a FRA.	This is noted but no change is required to the NP document
<b>Environment Agency</b> Sequential Test	The Neighbourhood Plan should apply the sequential test and use a risk-based approach to the location of future development. The plan should be supported by a Strategic Flood Risk Assessment (SFRA) and should use the NPPF Planning Practice Guidance (PPG). The PPG advises how planning can take account of the risks associated with flooding in plan-making and the planning application process. The following advice could be considered when compiling the Neighbourhood Plan to ensure potential development is sequentially sited, or if at flood risk it is designed to be safe and sustainable into the future.	The Neighbourhood Plan is not allocating sites for development. It is therefore considered unnecessary to undertake work on such matters which are addressed through the Local Plan. Comments are noted, but no change required to the NP document
<b>Environment Agency</b> Sequential Approach	The sequential approach should be applied within specific sites in order to direct development to the areas of lowest flood risk. If it isn't possible to locate all of the development in Flood Zone 1, then the most vulnerable elements of the development should be located in the lowest risk parts of the site. If the whole site is at high risk (Flood Zone 3), an FRA should assess the flood characteristics across the site and direct development towards those areas where the risk is lowest.	Comments are noted, but no change required to the NP document
<b>Environment Agency</b> Contaminated Land	For land that may have been affected by contamination as a result of its previous use or that of the surrounding land, sufficient information should be provided with any planning application to satisfy the requirements of the NPPF for dealing with land contamination. This should take the form of a Preliminary Risk Assessment (including a desk study, conceptual model and initial assessment of risk), and provide assurance that the risk to the water environment is fully understood and can be addressed through appropriate measures. This is because Thurston Parish is a source protection zone 3 as well as on a principal Aquifer. For any planning application the prior use should be checked to ensure there is no risk of contamination.	The Neighbourhood Plan is not allocating sites for development.  It is therefore considered unnecessary to undertake work on such matters which are addressed through the Local Plan.  Comments are noted, but no change required to the NP document
<b>Historic England</b>	We welcome this neighbourhood plan, which has a consideration for Thurston's character throughout. We were pleased to note the informative yet succinct consideration of the history and character of Thurston from page 6 onwards, and also	Whilst all guidance is helpful, the most relevant for the context of a Suffolk Village such as Thurston and the specific matters in the plan is that provided

	<p>welcome the detailed information and requirements set out in the Residential Design section found on p33 onwards, which will aid in maintaining Thurston's existing qualities.</p> <p>Specifically, we welcome the requirement for developments to follow the principles set out in the Suffolk Design Guide for Residential Areas. Other useful urban design guidance can be found in the most recent good practice guidance - the government's Manual for Streets and Manual for Streets 2 and Historic England's own Streets for All documents.</p> <p>For further advice, we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <a href="https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/</a></p> <p>This also includes exemplar neighbourhood plans, where we consider that the historic environment has been particularly well considered.</p>	<p>by the Suffolk Design Guide.</p> <p>Comments are noted, but no change required to the NP document</p>
<b>Mid Suffolk District Council</b>	<p>Generally, we think that the Plan is well prepared and well written. We have consulted internally on the Plan and have several general and specific comments which are shown in the attached table. Many of these are intended to assist the implementation of the Plan through the development management process.</p>	
<b>Mid Suffolk District Council</b> <b>Contents Page</b>	<p>This should include a list of all NP Policies and, as appropriate, key maps and figures. You may also want to include a list of supporting documents.</p>	<p>Agree with this suggestion</p> <p>Action - expand the contents page – &amp; include supporting documents</p>
<b>Mid Suffolk District Council</b> <b>Numbers/bullets</b>	<p>In places throughout the Plan we feel the use of bullet points or a table would be preferable to the current numbering system.</p>	<p>It if makes the document easier to read then the change is acceptable.</p> <p>Preference is for bullet points – downside will lose the direct para number but agreement to change</p>
<b>Mid Suffolk District Council</b> <b>Para 1.1</b>	<p>"This document represents forms the Neighbourhood Plan for Thurston parish for the period 2018 to 2036."</p>	<p>Noted and wording changed</p>
<b>Mid Suffolk District Council</b>	<p>Needs to be updated to reflect the latest JLP timetable. A second Regulation 18 consultation document is due in late 2018 and a Publication Draft in Spring 2019</p>	<p>Noted and updated</p>

<p><b>Para 1.6</b> <b>Para 1.8</b></p>	<p>... and the Neighbourhood Planning Regulations 2012 (which were amended in 2015 as amended).”</p>	<p>Noted and changed</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 1.9</b></p>	<p>Text refers to map in Figure 1 below, but map is titled Figure 1.1</p>	<p>Agree and changed to ensure consistency Text changed to reflect 1.1</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Section 2</b></p>	<p>Is there any scope to shorten this section and put the detail in an appendix?</p>	<p>It is felt that this is an important section for setting the scene and as such should not be removed and placed into an appendix.</p> <p>No action to be taken</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 2.3</b></p>	<p>A suggestion only but could this be re-worded as follows: “The 1841 Tithe Map paints a picture of the farming community. With its chalky soil and rich boulder clays, together with its low rainfall, it is an ideal location for growing cereals. Being primarily an arable farming area requiring a large labour force, the majority of the population depended upon agriculture for a living. This would include ....”</p>	<p>Agreed with suggestion as it does not detract from the overall meaning of the sentence.</p> <p>Amendment actioned</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 2.6</b></p>	<p>Suggestion ... “Most of the agricultural land in Thurston is now farmed managed by farmers who do not live in Thurston locally and ...”</p>	<p>Disagree with the second change as see no reason to add <i>locally</i> as this has not been qualified.</p> <p>Agree to change to “managed” only since it refers to “Most... who do not live in Thurston.”</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 2.24</b></p>	<p>Delete “big” ? (“ ..which has led to its growth as a big service centre ...”)</p>	<p>Replace with “key”</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 2.32</b></p>	<p>The last sentence reads “This is particularly significant given that the figures are for those aged between 16 and 74 and Thurston has a high proportion of retirees.” Q: What does this mean?</p>	<p>This is not related to the previous points being made and should be removed.</p> <p>Actioned by removing the sentence.</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 4.5</b></p>	<p>“The area separate from outside the settlement boundary is defined as ....”</p>	<p>Intention is that the places separate from the village could be developed on the proviso that such development was appropriate for countryside activities.</p> <p>Amend sentence to read “the area outside the settlement boundary.....”</p>

<p><b>Mid Suffolk District Council</b></p> <p><b>Para 3.4</b></p>	<p>Perhaps show objectives in table format so they stand out from surrounding text. This would also be consistent with how these appear later in the plan at the start of each section.</p>	<p>Agree that table might be better and more consistent with the document as a whole.</p> <p>The objectives of the NP were identified through engagement with the community.</p> <p>Place the Objectives into a table with the heading "Objectives of the NP" all in italics and the objectives below</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 5.26.6 &amp; 5.26.7</b></p>	<p>(See also comment above under 'Numbers or bullets?'. Appears that the end of 5.26.6 and start of 5.26.7 have been broken in error. 5.26.7 should start with "Where it is not possible ...."</p>	<p>It has previously been identified that some text has been duplicated and now removed.</p> <p>Bullet points have been previously agreed as preferable.</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 7.18</b></p>	<p>"cycle route" rather than "cycleway"</p>	<p>Agree to the amendment</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 8.24</b></p>	<p>Do you have any source that can be referred to for this?</p>	<p>This is a nationwide issue/problem with regards to the decline of both species.</p> <p>Suffolk Wildlife Trust in their response to the consultation ask for an amendment to Policy 11 in particular for integrated boxes for swifts</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Page 5</b></p>	<p>After para 1.9 the Plan should set out the background to its preparation - for example the consultation that has been carried out and the evidence that has been gathered.</p>	<p>The preparation of the plan including engagement etc. will be covered more fully in the Consultation Document that will be a supporting document at Reg 16 Submission.</p> <p>Agree to add in sections at e.g. 1.9 – 1.14 to cover preparation of the plan and key stages of the plan. 1.15 will then be the monitoring stage</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 2.8</b></p>	<p>Re a new, larger primary school ... Need to say if a site has been identified for this and if so where is it. If not what will the process be for finding a site?</p>	<p>If the decision of a new site comes prior to submission of the document then the wording can be amended.</p> <p>Agree – insert wording to denote that a preferred site has come forward following the submission of 2 planning applications for a new primary school.</p>

<p><b>Mid Suffolk District Council</b></p> <p><b>Para 2.27</b></p>	<p>It would be useful to say where these planning permission sites are.</p>	<p>Agree to make a reference to figure 9.2 - Pages 69-70</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 2.64</b></p>	<p>The NP is an opportunity to identify a site or sites to meet this demand.</p>	<p>Agree – add in a new paragraph 6.16 to demonstrate where allotments could be provided to satisfy this demand</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 2.73</b></p>	<p>Need to refer to the evidence for this. How has this been decided?</p>	<p>Amend wording: Following extensive public consultation the following have been identified as future requirements</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>3 Vision &amp; Objectives</b></p>	<p>It would be better if the Vision and Objectives were set out earlier in the Plan. (see also comment below re para 3.3)</p>	<p>Agree that the order of Sections 2 and 3 should be changed to aide flow.</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 3.3</b></p>	<p>Could say more about how the vision has been established. // The vision itself is too long. It could be just the first paragraph. Then say “<i>To achieve this we envisage:</i>” with remainder as before.</p>	<p>The context relates directly to Thurston as a whole.</p> <p>Disagree – without the whole context the vision could just be another village in Suffolk</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 3.3 (5<sup>th</sup> para)</b></p>	<p>There is a reference to: “ ... a new development in the centre of the village. [etc.] ...” <b>Question:</b> Where will this be?</p>	<p>Change to read “ on a new development on the site of The Granary by the Railway Station</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 3.3</b></p>	<p>[The penultimate paragraph] <b>Q:</b> Is this an allocation?</p>	<p>No – it is part of the vision not an allocation but agree to insert wording ‘created in 2017’ to provide clarity that it is not an allocation.</p> <p>No amendment needed</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 4.2 (Para 4.6)</b></p>	<p>“ .... <i>The Plan allows suitable development <b>adjacent</b> to the settlement boundary.</i>” <b>Question:</b> Does the PC want to provide for development on as yet unidentified sites adjacent to the settlement boundary? There would be more certainty to restrict development to sites within the settlement boundary, sites with permission and</p>	<p>Agree that this leaves us vulnerable. The NP does not want to provide for development outside the “new” settlement boundary.</p> <p>The general spatial strategy is to focus development within and adjacent to</p>

	allocated sites.	the settlement boundary.  The paragraph to be reworded to make reference to the new settlement boundary, which now includes the sites with planning permission – wording changed to make sure it is compliant with MSDC Core Strategy Policy CS1.
<b>Mid Suffolk District Council</b>  <b>POLICY 1</b>	<b>A:</b> See previous comments. A general ref to sites adjacent to the settlement boundary will leave the door open to speculative proposals and creates uncertainty  <b>C:</b> That word “adjacent” again  <b>D:</b> Outside?  <b>D(b):</b> Need to be more specific about acceptable uses – commercial could include retail, for example.	It was been agreed that the settlement boundary should be redrawn to include the permitted sites. As such this will allow the policy to take out reference to generally allowing further sites adjacent to the settlement boundary. It is understood that the purpose of a settlement boundary is to provide the delineation of where the strategy for what is permissible changes. 4.5 will be reworded to take this into account  'Outside' should be retained in Policy 1D, i.e. 'Development proposals on sites that are clearly separate from outside the settlement boundary will not be permitted unless:...', whilst MSDC cite retail, a suitable use in the rural area could be a farm shop. As the NP does not want to restrict such use, Policy 1Db is to be amended. Policy 1Db to be reworded: “They relate to the retention of existing businesses and the provision of new commercial business activities that are appropriate in the countryside”.  As such this overrides the amendment as mention in the resident response paper- regarding agricultural use.
<b>Mid Suffolk District Council</b>  <b>Para 5.2</b>	Say where the large-scale developments are. Last sentence. It would be useful to give more detail here.	Amend to show reference to the policies map.
<b>Mid Suffolk District Council</b>  <b>Para 5.2</b>	What are the issues and what is proposed to help?	This is covered in the infrastructure section as mentioned in the paragraph. No amendment required.
<b>Mid Suffolk District Council</b>  <b>Para 5.3</b>	Provide a reference to the source of these comments.	Ref is the MSDC letter from Steve Merry. Source to be included.
<b>Mid Suffolk District Council</b>	<b>Question:</b> Which SPD are you referring to? There is no current Affordable Housing SPD for Mid Suffolk.	Noted and amendment to text agreed.  Amend the sentence to read – “the Alterations to the Mid Suffolk Local Plan

<b>Para 5.12</b>		– Policies for Affordable Housing as adopted by the District Council on 13 July 2006”.
<b>Mid Suffolk District Council</b> <b>Para 5.14</b>	Can we assume that the ‘Housing Needs Survey’ will be made available as supporting document?	Amend to read ‘The Thurston Housing Needs Survey,...’  The Housing Needs Survey is already uploaded onto the website and forms part of the suite of documents available to all to read.  Agree to add the document to the list of supporting documents in the front of the NP.
<b>Mid Suffolk District Council</b> <b>Para 5.18</b>	Could this be developed into a policy or proposal?	This is already covered under Policy 3.  No amendment needed
<b>Mid Suffolk District Council</b> <b>POLICY 2</b>	<b>A:</b> Last sentence is overly complex	Agree - it could result in an overabundance of 1 and 2 bed properties, the policy, as previously agreed, is to be reworded to  “Within the context of Thurston’s need, all housing proposals of five or more units must reflect the need across all tenures for smaller units <b>particularly</b> accommodation suitable for older people’
<b>Mid Suffolk District Council</b> <b>POLICY 2</b>	<b>B:</b> May be better not to say how exceptions can be made and remain silent on this point  <b>C:</b> OK as an aspiration but “encourage” has no teeth  <b>D:</b> OK as an aspiration but “encourage” has no teeth	<b>B.</b> Disagree as this helps to provide the necessary flexibility that might be needed over the lifetime of the plan should a different mix be required.  Disagree - Professional Partner has advised that NP Guidance from Locality (‘Writing Planning Policies’) says: “‘encouraged’ or ‘supported’ - many plans use these terms to convey a positive approach to development and generally ‘encouraged’ is considered as being the more proactive.”  No action required
<b>Mid Suffolk District Council</b> <b>POLICY 3</b>	OK as an aspiration but “encourage” has no teeth in development management.	Disagree – see comment above - no amendment required.
<b>Mid Suffolk District</b>	These extracts from the Suffolk Design Guide are out of date. A new one is due to be	Noted but SCC has only advised that there is a project underway to update design guidance in Suffolk which as of yet has not been completed.

<p><b>Council</b></p> <p><b>Fig 5.1</b></p>	<p>published. There may also be copyright issues with using the drawings.</p>	<p>Reference has already been made to this in the text. No amendment required</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>POLICY 4</b></p>	<p><b>B:</b> Say “shall” rather than “encouraged to”</p>	<p><b>B</b> Disagree - Professional Partner has advised that NP Guidance from Locality (‘Writing Planning Policies’) says: “‘encouraged’ or ‘supported’ - many plans use these terms to convey a positive approach to development and generally ‘encouraged’ is considered as being the more proactive.</p> <p>No amendment required</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>POLICY 4</b></p>	<p><b>B[a]:</b> Say the maximum length</p>	<p><b>B(a)</b> This would then be too prescriptive and contrary to the NPPF. Agree that the wording could be amended to ensure that it only relates to residential streets</p> <p>Insert “...closes (excluding main access roads) that ....</p> <p>No amendment required</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>POLICY 4</b></p>	<p><b>B[c]:</b> How will over-developed be judged?</p>	<p>This judgement will be made in accordance with the LPA decision making process once an application has been submitted and will be judged in accordance with the NPPF and Local Policies.</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>POLICY 4</b></p>	<p><b>B[g]:</b> Might be a problem, especially when a brick wall would be a security need and also better looking</p> <p><b>C:</b> “encouraged” has no teeth for development management – may be better to say “required”</p>	<p>The NP disagrees with this statement – see Key Detracting Features Summary from the Character Assessment.</p> <p>The commencement of B states that development proposals are encouraged to. The phrase “ and also better looking” is considered a personal preference.</p> <p>Agree – wording change to “will be supported”</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 6.7 to 6.10</b></p>	<p>This is a direct repeat of paragraphs 2.60 to 2.63. Is this necessary?</p> <p>You could just say (para 6.7) .... “In Section 2 (paragraph 2.60 to 2.63) we identified a range of outdoor community facilities. A new facility bringing ...”</p>	<p>Remove as it does not bring anything further to the table by being a direct repeat.</p>
<p><b>Mid Suffolk District Council</b></p>	<p>Need to say what the source is.</p>	<p>MSDC during 2016-2017 has carried out an open space assessment for the district. Based on the 2011 population census an indication of the level of open space per parish has been obtained. Consultations have been</p>

<b>Para 6.13 (now 6.10)</b>		had with the Strategic Leisure Advisor & Leisure Projects Manager (Community Services) at BMSDC who has been informally sharing the information emerging from the Open Space Assessment as carried out by Ethos Environmental Planning on the part of BMSDC.
<b>Mid Suffolk District Council</b> <b>Para 6.14</b>	What is the evidence for this? What standards are being used?	The NP expects that MSDC will accept this as a guide for local policy. From discussions with the Strategic Leisure Advisor & Leisure Projects Manager (Community Services) based at BMSDC this assesment by Ethos Environmental Planning has shown that there is an expectation that standards for the provision of play should be achievable and that there is evidence to suggest that the current 6 acre-standard might need to be amended and set at a level which is more realistic. The evidence collected from the Assessment has shown that the parish of Thurston is light on allotments; amenity green space; 12- play; 12+ play.
<b>Mid Suffolk District Council</b> <b>Para 6.15</b> (new 6.12)	Proposed play areas - it would be helpful to show these on a map.	They are already mentioned as per the Policies Map showing detailed locations as per Figure 9.2 (new reference Figure 14).
<b>Mid Suffolk District Council</b> <b>Para 6.18</b> (new 6.16)	See also our comment above re para 2.64. The NP is an opportunity to identify a site or sites to meet this demand.	Amended to state suitable sites - 6.16 "Sites A, B and C on Figure 9.2 (Page 70) would cater for the need identified through the Neighbourhood Plan consultation process."
<b>Mid Suffolk District Council</b> <b>POLICY 5</b>	Under 'B' and 'C' – re-letter starting at 'a' each time .. of use some other alpha / numeric reference	Agree to amend referencing
<b>Mid Suffolk District Council</b> <b>POLICY 5</b>	Policy 5 C is aspiration rather than a Policy / Proposal	The NP disagrees as there is a lack of such facilities within the Parish and within the ward of Thurston (current and future (2019)).
<b>Page 48 / 49</b>	Should the heading before para 7.17 be " <i>Cycling and Walking</i> ". This might then flow better into the headings on pages 49 and 50. Suggest presenting Walking Proposals (7.20.1 etc.) and Cycling Proposals (7.20.5 etc.) in a table or as bullets.	Agree to amendment at 7.17 (new 7.16) as the whole text refers to both Cycling and Walking

	<b>Question:</b> How will these walking and cycling proposals be delivered?	Through CIL? There is an expectation that S106 will not be able to deliver all of the proposals and as such the Parish Council will look to use external funding for them – one of which may be CiL
<b>Mid Suffolk District Council</b> <b>POLICY 6</b>	Should this appear after the 'proposals' referred to above?	Agree it should be after both walking and cycling proposals. Policy 6 to be moved to after Cycling
<b>Mid Suffolk District Council</b> <b>Para 7.23</b>	Say “ <i>A transport assessment was commissioned to ....</i> ” and delete last part of sentence.	Disagree - Think it better as it is as the amended wording will water down the original text. It must be remembered that it was only after pressure from the Parish Council and the Neighbourhood Plan Team that the six significant applications were dealt with on a cumulative basis.
<b>Mid Suffolk District Council</b> <b>POLICY 7</b>	See comment about NPPF in covering letter. As appropriate, you may need to be updated this to refer to the new NPPF published in July 2018.  B: <b>Question:</b> How are these improvements likely to be delivered?	Noted that if reference to the NPPF is to be made this should now refer to paras 109 and 111 rather than para 32. However, Policy 7 has already been reworded with reference to SCC comments  NP comment – might serve better to re-order where Policy 7 comes in the NP i.e. before Parking?  The improvements mentioned in Policy 7, should work be required, would be expected to be financed under either S106 or CiL.
<b>Mid Suffolk District Council</b> <b>POLICY 8</b>	Not sure if A is required as this is covered by B.	Disagree in principal as A deals with things in general; B then directs to the specific.  However, it has been agreed, in respect of comments coming forth from SCC comment, to take out reference to residential from B. The thrust of your comment, i.e. A address the general requirement and B then directs to the specific.
	Suffolk CC may comment on ‘D’. It is not normally SCC policy to provide parking within a school site.	SCC did not have any further comment to make on this matter and given that the PC is in direct contact with the project team on this specific project, agreement is that this should stay in.
<b>Mid Suffolk District Council</b> <b>Page 57</b>	“Protection and enhancement the village ... “ refer to evidence on which this has been based - Landscape Character Assessment?	Evidence is on the website and will be included within the ‘supporting documents’ part of the NP contents.  No further action required.
<b>Mid Suffolk District</b>	This states that “ <i>It is paramount that heritage areas and green spaces ... are protected</i> ”	It was felt that these are areas in the village that reflect the past of Thurston and the aim is to ensure they are protected and therefore retain their

<p><b>Council</b></p> <p><b>Para 8.5</b></p>	<p>...” <b>Question:</b> What is meant by the term ‘heritage areas’?</p>	<p>‘heritage status’ in the village’s eyes. The NPPF Paragraph 184 states that “Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognized to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations”</p> <p>It is noted that the majority of the listed buildings to be found in Thurston are situated within the older areas of Thurston, Great Green, Planche area, Church road, Beyton Road which are away from the centre of the village. The exceptions are the Station Building, the Fox and Hounds and Burnt Cottages.</p> <p>But agree that policy 9 – and its reasoned justification – does not relate to heritage. Whilst, there are clusters of listed buildings that make up heritage areas, these are already protected through their listing. Policy 9 however relates to the environment and protecting that which is somewhat different.</p> <p>Agree to take out reference to ‘heritage areas’ from paragraph 8.5.</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>POLICY 9 (B)</b></p>	<p><b>Question:</b> Why five metres?</p> <p>Should the policy specify native species?</p>	<p>The NPSG feels that this is an appropriate amount to provide a significant buffer between the built environment and the countryside to which the development will abut. The size specified will allow a suitable buffer coming forth.</p> <p><i>Noted this was supported by Suffolk Wildlife Trust and as such the wording will stay.</i></p> <p>However, a good idea to specify native species to reflect local characteristics. Wording to be changed to read ‘a native species ...’.</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Para 8.6</b></p>	<p>See comment about NPPF in covering letter. As appropriate, you may need to be updated this to refer to the new NPPF published in July 2018.</p>	<p>Updating required – should refer to paragraph 99</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>POLICY 10</b></p>	<p>The reference to ‘Green Belts’ needs to be deleted. Green Belts are completely different to Local Green Spaces.</p>	<p>It is noted that Paragraph 101 states that Policies for managing development within a Local Green Space should be consistent with those for Green Belts” and that paragraph 133 provides further definition as to the aim of protection of Green Belts “The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.</p> <p>Disagree that the reference to Green Belts in the context of development</p>

		<p>for Local Green Spaces is inaccurate - the NPPF green belt policy says that construction of new buildings in the green belt is generally inappropriate, with several exceptions. These include:</p> <ul style="list-style-type: none"> <li>- "the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; and</li> <li>- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and</li> <li>- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces."</li> </ul> <p>This therefore allows the re-provision of play equipment and some expansion of play areas on Local Green Spaces.</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>Policy 10</b></p>	<p>Should Policy 10 appear after para 8.7 and before the detailed maps (pages 60 - 64)? The policy could then say: "<i>The following areas shown on the Proposals Map, and in more detail in paragraphs xx to yy, are designated as Local Green Spaces:</i>" Otherwise, it's all a bit back-to-front!</p>	<p>Disagree as the policy should be consistent with the rest of the document as written. Principal has been that the Policy follows the text.</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>POLICY 11</b></p>	<p><b>A:</b> This is unnecessary</p>	<p>Disagree, as not all development is residential.</p> <p>It is a catch all for all development with policy B referring particularly to residential.</p> <p><i>Note: that SCC and Suffolk Wildlife Trust the Policy as written</i></p>
	<p><b>B:</b> Delete "<i>In particular</i>". Also, "<i>Shall</i>" is stronger than "<i>should</i>"</p>	<p>Agree "New residential development proposals shall..." provides a stronger stance</p>
	<p><b>B (f):</b> This could be put in P12</p>	<p>Agree that it should be moved especially as the footnote reference 16 is in this section</p>
<p><b>Mid Suffolk District Council</b></p> <p><b>POLICY 12</b></p>	<p><b>C:</b> Say "<i>all sites</i>" rather than "<i>sites in rural locations</i>" - definition of rural is arguable.</p>	<p>Agree – this provides greater protection</p>
<p><b>Natural England</b></p>	<p>Natural England does not wish to make comment on the suitability of the proposed plan area or the proposed neighbourhood planning body.</p>	

<p><b>Natural England</b></p> <p><b>Planning policy for the natural environment</b></p>	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. The local planning authority will be aware and should advise the neighbourhood planning body when Natural England should be consulted further on the neighbourhood plan.</p> <p>Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109: “The planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”</p>	<p>The NP feels that it is consistent with these and does not need to provide more detail as to how some of these policies apply or are interpreted locally.</p>
<p><b>Pigeon Investment Management Ltd</b></p> <p><b>Policy 1 A</b> <b>1 B</b> <b>1C</b></p>	<p>The Neighbourhood Plan Group may wish to consider providing some flexibility within Policy 1 to allow schemes to come forward that are adjacent to the settlement boundary (as shown at Figure 9.1) and the future village envelope, where development is able to deliver key infrastructure identified by criteria C.(b.).</p> <p>Taking account of the above Policy 1 B. should make reference to development proposals “adjacent settlement boundaries” in the same way that Policy 1 A. does.</p>	<p>Disagree – the purposes of the settlement boundary is to provide the delineation of where the strategy for what is permissible changes.</p>
<p><b>Pigeon Investment Management Ltd</b></p> <p><b>1 D a</b></p>	<p>In regard to Policy 1 D. the list of uses referred to in D a. should be extended to include recreation uses.</p>	<p>Disagree – it is felt that the list does not need changing as it is not exhaustive (the words “such as...” demonstrate this point.)</p>
<p><b>Pigeon Investment Management Ltd</b></p> <p><b>1D</b></p>	<p>Policy 1 D. itself should be extended to include matters such as “<u>d. Rural Diversification</u>” and “e. Affordable Housing”.</p> <p>The policy should also note that the list of uses referred to is not exhaustive and that other sites/uses which are separate from the settlement boundary can be considered on their individual merits. In this way such sites/uses which have the potential to benefit the village and its community can be appropriately considered.</p>	<p>Disagree as it is unclear what rural diversification relates to.</p> <p>Policy 1Da already makes reference to activities suitable in the rural countryside.</p>
<p><b>Pigeon Investment Management Ltd</b></p> <p><b>1 D</b></p>	<p>In regard to Policy 1 D. the list of uses referred to in D a. should be extended to include recreation uses. Policy 1 D. itself should be extended to include matters such as “d. Rural Diversification” and “<u>e. Affordable Housing</u>”.</p> <p>The policy should also note that the list of uses referred to is not exhaustive and that other sites/uses which are separate from the settlement boundary can be considered on their individual merits. In this way such sites/uses which have the potential to benefit</p>	<p>Disagree – Affordable Housing separate from the settlement boundary should only come forward as a rural exception site. It is therefore, by definition, an exception to the policy therefore does not need to be reflect in the policy.</p> <p>Disagree – the general spatial strategy is to focus development within and adjacent to the settlement boundary. Any such amendment would suggest</p>

	the village and its community can be appropriately considered.	that uses other than those in Policy 1D are appropriate in open countryside.
<b>Pigeon Investment Management Ltd</b>  <b>Policy 2</b>	Flexibility required to allow an alternative mix of homes to come forward over the lifetime of the Plan (to 2036) where there is in accordance with an up-to-date housing market assessment (or similar evidence) or indeed evidence	Disagree as it is felt that Policy 2B provides the necessary flexibility.  The NP has reviewed the last sentence of 2 A and regards it as overly complex. There is agreement that the sentence as written could have resulted in an overabundance of 1 and 2 bed properties, the policy, as previously agreed, is to be reworded as below but there is a need to reflect the requirement also for those wishing to downsize. Policy to be reworded:  'Within the context of Thurston's need, all housing proposals of five or more units must reflect the need across all tenures for smaller units particularly accommodation suitable for older people'.
<b>Pigeon Investment Management Ltd</b>  <b>Policy 3</b>	As with Policy 2 consideration should be given to adding flexibility to this policy so that all options for meeting the care needs of older people can be considered i.e. not just C2 and a Care Home.	Wording already changed to provide flexibility as per guidance from Suffolk County Council
<b>Pigeon Investment Management Ltd</b>  <b>Policy 4</b>	The ambitions of A. within the policy are naturally to be supported but there are aspects of B. and C. which could be construed as being to prescriptive and as such greater flexibility in the policy is encouraged to acknowledge that the design quality of a scheme can be achieved in a number of ways. prescriptive	The policy wording is "encouraged to" as opposed to "required to" therefore it is not considered as being prescriptive.
<b>Pigeon Investment Management Ltd</b>  <b>Policy 5</b>	As per our comments in respect of Policy 1, the Neighbourhood Plan Group may wish to consider amending Policy 5 to allow schemes to come forward that are adjacent to the existing settlement boundary and the future village envelope, where they would deliver new or improved community facilities.  It is acknowledged that the loss of community facilities is not to be encouraged but there are occasions where the loss is unavoidable and as such any re-provision is unlikely to be achievable. Policy 5 should acknowledge that there are circumstances where re-provision cannot be achieved.	Agree wording to be changed to adjacent to the " <u>existing</u> " settlement boundary.  In principal disagree as the village is already short of facilities and there is a recognized need for improved and enhanced facilities in terms of quality and scale, so any further loss would be unacceptable. However, there is a case to make policy 5 more flexible by acknowledging that there are circumstances where re-provision cannot be achieved.
<b>Pigeon Investment Management Ltd</b>  <b>Policy 5 B e</b>	At Policy B - it should be acknowledged that community facilities can be improved/provided "where appropriate" in locations which are separated from the settlement boundary. This, for example, already exists in regard to the rugby club north of the village	In principal disagree as the village is already short of facilities and there is a recognized need for improved and enhanced facilities in terms of quality and scale, so any further loss would be unacceptable.  However, an extra sentence is to be added to the criteria to read "...boundaries as defined in Policy 1. New provision or improvements to existing community facilities that are clearly separate from the settlement boundary will only be supported if it is demonstrated that new or improved provision of community facilities is not required or achievable within the



	<p>“Suffolk County Council manages the Historic Environment Record for the county, which includes approximately 40 entries for Thurston. Non-designated archaeological heritage assets would be managed through the National Planning Policy Framework. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the NPPF and Local Plan policies are met. Suffolk County Council Archaeological Service can advise on the level of assessment and appropriate stages to be undertaken.”</p>	<p>Council manages the Historic Environment Record for the county, which includes approximately 40 entries for Thurston. Non-designated archaeological heritage assets would be managed through the National Planning Policy Framework. Suffolk County Council Archaeological Service advises that there should be early consultation of the Historic Environment Record and assessment of the archaeological potential of the area at an appropriate stage in the design of new developments, in order that the requirements of the NPPF and Local Plan policies are met.”</p>
<p><b>Suffolk County Council</b></p> <p><b>Education</b></p>	<p>The education requirements of development in the parish have been addressed as part of determining the planning applications of the sites in the plan. However, the Neighbourhood Plan can still benefit education through policies and other proposals. As a majority of the sites are outline applications, the Neighbourhood Plan could create policy requirements that have an effect on the reserved matters applications, which set detailed requirements for the permitted sites.</p> <p>A positive input the Neighbourhood Plan could have in relation to the location of the new primary school site, is to set out the community’s preferred way of integrating pedestrian and cycle access to the school into the Key Movement Routes in figures 9.1 and 9.2, and the proposed routes in figures 7.3.</p>	<p>At the moment there is no definite confirmed site. Whilst there is a preference, the option has not yet been triggered.</p> <p>Were the site on land to the north of Norton Road to be chosen the NP has demonstrated under Figure 7.3 as to how such proposed routes could link to the additional facilities.</p> <p>Add in sentence at 7.9 : “A new school will be provided in Thurston at a new location in the village. This will become a key destination for movement and links should be provided to the surrounding network, allowing safe, direct routes for pedestrians and cyclists”</p>
<p><b>Suffolk County Council</b></p> <p><b>Flooding and Water Management</b></p>	<p>It would be helpful if the plan could describe the flood risk in the parish and signpost to the relevant national and local policy.</p> <p>Regarding flooding from rivers (fluvial flooding), the majority of the parish is in flood zone 1, the lowest level of flood risk. There are areas of flood zone 2 and flood zone 3 (the highest level of flood risk) associated with a water course to the east of the village. There are areas of surface water (pluvial) flood risk within the village, mainly along the length of Barton road and some of the surrounding streets.</p> <p>The relevant national policy is NPPF paragraph 157 and 158. The relevant local policy is Mid Suffolk Core Strategy Policy CS 4 and the Suffolk Flood Risk Management Strategy (SFRMS) (<a href="http://www.greensuffolk.org/about/SFRMP/">http://www.greensuffolk.org/about/SFRMP/</a> ). The SFRMS also contains guidance on how SuDS measure should be designed, and it would be beneficial for the Neighbourhood Plan to refer to this.</p>	<p>Agree – add this into Local context section at 2.3 – new sentence to read</p> <p>2.3 “The majority of the parish is in flood zone 1, the lowest level of flood risk. There are areas of flood zone 2 and flood zone 3 (the highest level of flood risk) associated with a water course to the east of the village. There are areas of surface water (pluvial) flood risk within the village, mainly along the length of Barton road and some of the surrounding streets.”</p> <p>Agree – add this into Growth in the planning pipeline at 2.38 – new sentence to read</p> <p>2.38 “National and local planning policy directs development in respect of flooding issues as does the Suffolk Flood Risk Management Strategy (SFRMS) (<a href="http://www.greensuffolk.org/about/SFRMP/">http://www.greensuffolk.org/about/SFRMP/</a>). The SFRMS also contains guidance on how SuDS measure should be designed.”</p>
<p><b>Suffolk County Council</b></p> <p><b>Libraries</b></p>	<p>The aspiration in paragraph 6.6 of the plan to include the library as part of a community hub is noted. At present SCC has no plans or funding to move the library from its current location but would be willing to discuss proposals if the Parish were to develop a project and identify funding to enable the library to relocate.</p>	<p>This is currently being actively being discussed with a number of stakeholders including SCC.</p>

<p><b>Suffolk County Council</b></p> <p><b>Minerals and Waste</b></p>	<p>SCC is the minerals and waste planning authority for Suffolk. The key policy documents regarding minerals and waste in Suffolk are the Minerals Core Strategy and the Waste Core Strategy, and the emerging Suffolk Minerals and Waste Local Plan (SMWLP). The SMWLP is currently at the submission version stage and it is expected that it will be submitted to the planning inspectorate in September 2018, go through examination in public in early 2019, and be adopted in mid-2019.</p> <p><b>Minerals</b> The Minerals Core Strategy and SMWLP contain policies that safeguard existing minerals extraction and sand and gravel resources throughout the county. There are no current or proposed areas of mineral extraction. There are potentially exploitable areas of minerals to the north east of the parish, however this is at least 200 meters from the closest housing site, which already has planning permission. As such there are no minerals safeguarding issues raised by Neighbourhood Plan.</p> <p><b>Waste</b> The Waste Core Strategy and the SMWLP contain policies that safeguard existing and proposed waste facilities. There is one safeguarded waste facility within the parish, which is a waste water treatment facility. However, the plan does not present any proposals that would cause a safeguarding issue in this case. The nearest of the permitted developments (site B) is approximately 500m away from this facility.</p>	<p>Noted timescales</p> <p>Noted but no further action required</p> <p>Noted but no further action required</p>
<p><b>Suffolk County Council</b></p> <p><b>Policy 9 Landscape</b></p>	<p>Policy 9 provides robust requirements for how development should approach impacts on the landscape. SCC suggests a minor amendment to paragraph C of the policy:</p> <p>“Development must ensure that valued features of the local landscape, including hedgerows, are protected where possible. New development must preserve these features and they should only be lost, subject to the provision of compensatory planting, where it is fundamentally necessary for the delivery of the development, e.g. to provide access to the site.”</p>	<p>Agree – wording as suggested to be used</p>
<p><b>Suffolk County Council</b></p> <p><b>Policy 11</b></p> <p><b>Biodiversity &amp; Ecology</b></p>	<p>SCC is supportive of policy 11, to include provisions for wildlife in development, however the policy could provide additional benefit to wildlife by requiring new developments, and their included biodiversity features, to connect to wider ecological networks. Paragraph 8.4 of the Plan correctly highlights that hedgerows are “connecting links” and this principle could be incorporated in development.</p> <p>SCC would recommend that a paragraph C is added to policy 11, stating that planting, landscaping and incorporated wildlife features should connect to wider ecological networks. Better connected ecological networks increases ecosystem resilience. Suggested wording for a new paragraph C in the policy is below:</p> <p>“Planting, landscaping and features which encourage wildlife in new development</p>	

	should connect wider ecological networks.”	Agree – wording as suggested by SCC to be used
<b>Suffolk County Council</b> <b>Rights of Way</b>	Figure 2.5 - this shows a number of Public Rights of Way (PRoW) in and around the village of Thurston, however it would be beneficial to show a map of the wider PRoW network throughout the whole plan area, as this would show paths that enable access to the countryside and from Thurston to the small settlements in the parish.	Agree –SCC to be asked to provide a base map showing the public rights of way for the parish  Amendment made to 7.11 to bring in PROW
<b>Suffolk County Council</b> <b>Movement Routes</b>	In paragraph 7.16 the word “footpaths” is used however it is unclear if this means footpaths as defined in footnote 8 on page 46. It is recommended a different wording is used if this is not the case.  In paragraph 7.19 it is recommended that the following amendment is inserted, to recognise the role of the PRoW network as walking and cycling facilities:  “Linking the new housing developments, as well as the existing parts of the village, into the network of walkways and the Public Rights of Way network is vital to encourage more walking and less use of the car.	Remove 7.16 as an incorrect statement and cannot be corroborated.  Agree that walkways are not well signposted – but sentence lacks clarity and accuracy.  Agree with proposal - Insert as 17.9.5
	Paragraph 7.19.3 could include cycling as well as walking as means of sustainable transport.  It is also recommended that there is policy protection of the PRoW network throughout the parish, as paragraph 98 of the NPPF states “Planning policies and decisions should protect and enhance public rights of way and access”. The plan could achieve this by amending policy 6 to add a part C. Some suggested wording is below.  “The Public Rights of Way network should be protected. Where appropriate development should enhance the Public Rights of Way network by improving routes or creating new links. Linking the Public Rights of Way network to the Key Movement Routes is encouraged.”	Agree with comments, the NP and PC would want to ensure that there is policy protection of the PRoW network – insert as suggested
<b>Suffolk County Council</b> <b>Figure 7.3</b>	On this map it is unclear in this figure what is being proposed as footpaths and what is being proposed as cycle paths, due to the definition of footpaths set out in footnote 8 on page 46, which excludes bicycles. It is suggested that this map is modified to specify, which of the proposed routes are footpaths, which are cycle routes, and which are a different designation combining the two	Rename to Shared Used Routes  <i>Note under cycling proposals wording change to reflect Government Guidance – Shared Use Routes (2012)</i>
<b>Suffolk County Council</b> <b>Paragraph 8.9</b>	A minor amendment is suggested to this paragraph to fully define the highlighted footpath.  “...along the public footpath to the north linking School Lane and Church Road”	Agree with the suggestion

<p><b>Suffolk County Council</b></p> <p><b>Social Care</b></p>	<p>Whilst the support, in Policy 3, for residential care (class C2) is welcomed, the County Council's recommendation would be to widen this policy to other types of specialist housing. Specifically, this could mean 'Extra Care' housing, which is often classed as being within use class C3. The policy could be redrafted as follows:</p> <p>"In order to address the care needs of older people in Thurston, the provision of specialist care housing facilities (Class C2) is encouraged. This could include <del>includes</del> the provision of a residential care home (Class C2), an Extra Care Housing development or other provision to meet local needs".</p>	<p>Agree as this has also been flagged up by MSDC.</p> <p>Amend words as proposed:</p> <p>"In order to address the care needs of Thurston, the provision of specialist care housing facilities (Class C2) is encouraged. This could include the provision of a residential care home (Class C2), an Extra Care Housing development or other provision to meet local needs".</p>
<p><b>Suffolk County Council</b></p> <p><b>Transport</b></p>	<p>It is also correct to note that any further increases in highway capacity are not considered to be practical within the constraints of the highway boundary for the following locations;</p> <p>2.36.1: The A143/Thurston Road (Bunbury Arms) Junction  2.36.2: C692 / C693 Thurston Road (Fishwick Corner)  2.36.4: C692 / C693 Thurston Road under rail bridge</p> <p>All the above have peak traffic flows at or exceeding the theoretical capacity of the junction or link. Further capacity and safety improvements may be possible at both the Bunbury Arm and Fishwick Corner junctions if additional land can be provided.</p> <p>This identifies a significant constraint on further, additional growth, and limited options for further mitigation. However, it is not appropriate for the plan to state that additional development would have 'severe' impacts. Future proposals would have to be assessed on their own merits, based on the evidence at that time.</p> <p>In respect of paragraph 2.36.3, the C560 Beyton Road/C692 Thurston Road/U4920 Thedwastre Road (Pokeriage Corner) junction has flows below but approaching the theoretical capacity of the junction and any future developments which affect this junction will need to demonstrate that the impacts are not severe in planning terms.</p>	<p>Agree add words to 2.40.1 &amp; 2.40.2 &amp; 2.40.4 "Further capacity and safety improvements may only be possible if additional land can be provided".</p> <p>Remove the word "severe" when discussing additional development.</p> <p>The NP to ensure that the wording used is relevant to and reflects that of S Merry's Letter (SCC) dated 13.10.2017</p> <p>Noted and word 'severe' kept in the sentence.</p>
<p><b>Suffolk County Council</b></p> <p><b>Transport &amp; Movement</b></p>	<p>Paragraph 2.45 (new 2.49) – Barrow Crossing – SCC would support any practical access, but any improvements must not be significantly detrimental to the highway network in terms of safety and capacity.</p>	<p>Noted – sentence to be amended to reflect this concern.</p>
<p><b>Suffolk County Council</b></p> <p><b>Housing and Design</b></p>	<p>SCC – concur with the references in 5.3 to the significant constraints on the highway network.</p> <p>Suggest that wording be changed to ensure the NP does not prohibit growth but ensures that constraints are addressed.</p>	<p>Agree – wording to be changed to read:</p> <p>"The SCC Highways Team has specifically identified locations where, unless further mitigations can be found, additional development should not proceed without detailed transport assessments, surveys and modelling that demonstrate the impacts of additional major development are not severe in terms of safety or capacity and that suitable sufficient mitigation can be provided."</p>

<p><b>Suffolk County Council</b></p> <p><b>Residential Design</b></p>	<p>SCC – Project is underway to update design guidance in Suffolk</p> <p>Suggested addition at 5.26.10 with reference to the design of streets and safety issues.</p> <p>Suggested amendment to 5.26.11 to ensure security is balanced with the need to provide good quality pedestrian and cycle links.</p>	<p>Noted and reference made in the footnote where the guidance is cited.</p> <p>Agree – insert 5.26.10 - “Careful design of streets can have an impact on vehicle speeds. For example, a road flanked by visible houses and footways is more likely to encourage drivers to obey speed restrictions than those where development is hidden from the driver”.</p> <p>Agree – insert the words at 5.26.12 (ex 5.26.11) - “Balancing security measures, ...”</p>
<p><b>Suffolk County Council</b></p> <p><b>Policy 6 Key Movement Routes</b></p>	<p>Designation of ‘Key Movement Routes’ identifying important walking and cycling routes is welcome, however the plan could also identify routes that are not associated with roads.</p>	<p>Agree – NP Group to carry out a review of Figure 9.2</p>
<p><b>Suffolk County Council</b></p> <p><b>Policy 6 Key Movement Routes</b></p>	<p>Provision of such infrastructure should be supported and promoted by high quality, deliverable travel plans for new developments and other incentives for existing users and form part of the Neighbourhood Plan.</p>	<p>The NP does not feel that deliverable travel plans for new developments falls solely to the NP and should be part of a wider stakeholder input.</p> <p>The NP is aiming to make the existing network into a high-quality network for the whole village and as such this is covered by the work of the NP.</p>
<p><b>Suffolk County Council</b></p> <p><b>Policy 6 Key Movement Routes</b></p>	<p>Amend policy 6 - part B, which identifies how development “immediately adjacent” to Key Movement Routes, should address them. Developments that are not immediately adjacent to these routes, could still have potential impacts on these routes. In order to appropriately protect and enhance these routes the following amendment is suggested the policy:</p> <p>“B. Proposals to enhance the identified Key Movement Routes will be supported.  <u>Where appropriate development will be expected to:</u>  a. Ensure the retention and where possible the enhancement of the Key Movement Route; and</p>	<p>Disagree the amendment to the wording as the words ‘where appropriate’ create an uncertainty about where it is appropriate to expect development to do something.</p>
<p><b>Suffolk County Council</b></p> <p><b>Policy 6 Key Movement Routes</b></p>	<p>Amend policy 6 - part B, which identifies how development “immediately adjacent” to Key Movement Routes, should address them. Developments that are not immediately adjacent to these routes, could still have potential impacts on these routes. In order to appropriately protect and enhance these routes the following amendment is suggested the policy:</p> <p>b. Avoid significant detrimental impact on the Key Movement Route and assess and address the impact of the additional traffic movements on the safety and flow of pedestrians and cyclists.”</p>	<p>Agree the amendment to B b should read:  “Avoid significant detrimental impact on the Key Movement Route and assess and address the impact of the additional traffic movements on the safety and flow of pedestrians and cyclists.”</p>
<p><b>Suffolk County Council</b></p> <p><b>Policy 7</b></p>	<p>Highway capacity - It is acknowledged that the impact of a scheme should be comprehensively considered but there are likely to be occasions where assessing cumulative impact will not be necessary. As such it is suggested that flexibility is added to the policy by introducing “where appropriate” to its wording.</p>	<p>Disagree as uncertain as to why this is necessary. The principle of assessing cumulative impact is clear, i.e. if something hasn’t been built then you need to assess its impact alongside your proposals. If there are no other such proposals then there is no cumulative impact to assess.</p> <p>Wording will be changed to read:  “A. Where a Transport Assessment or Transport Statement is required, this</p>

		should address the cumulative transport impacts on road junctions.”
<b>Suffolk County Council Policy 8</b>	Reference to the Suffolk Parking guidance (2015) in paragraph B of this policy is welcome, however the policy currently restricts the development to which this applies to residential development. The Suffolk Parking Guidance includes standards for different types of development, including employment and retail development. It also includes standards for different types of vehicles, including bicycles and electric vehicles (which the plan encourages). It is recommended that the phrase “In the case of residential development” is removed from the policy, so as not to limit the effects of the parking guidance for different types of development and vehicles.	Agree – the NP should not be limiting the effects of parking guidance for all developments and all modes of transport. The words “ In the case of residential development” to be removed.
<b>Suffolk County Council  Road Network and Parking</b>	As a result of recent planning approvals developers are required to contribute to highway improvements at: <ul style="list-style-type: none"> <li>• The A143/Thurston Road (Bunbury Arms) Junction to reduce congestion</li> <li>• C692 / C693 Thurston Road (Fishwick Corner) to improve road safety</li> <li>• At the junction of Ixworth Road / Norton Road to improve pedestrian access</li> <li>• Extend the existing 30mph speed limits on Barton Road, Ixworth Road and Norton Road.</li> </ul> <p>It would be helpful if this is acknowledged in the NP even if it is recognised that delivery is dependent on the developments coming forward</p>	Noted but it should be remembered that there are other highway constraints that need addressing not just the ones as recognised by SCC which were related only to the planning applications considered and granted as per the Policy Maps. It is also recognised that delivery of the improvements as outlined by SCC Highways Department is dependent upon all of the developments (5) coming forth.
<b>Suffolk County Council  Non-Policy Actions – Traffic Calming</b>	The need for Traffic Calming referenced in this table is a matter for discussion with SCC. In the current financial climate, it is unlikely that any funding will be available from the County Council although other sources could be explored.	The NP is aware of the current financial climate, but this is a non-policy action to 2036 and will involve stakeholders other than the NP
<b>Suffolk County Council  General Comments</b>	Reference to be made to the new NPPF effective July 2018) in particular policy 7 paragraph 32 is now para 108 & 109)	Noted and to be amended where appropriate.
<b>Suffolk Wildlife Trust</b>	We particularly support the intentions of policies 9, 11 and 12 to conserve existing habitats such as hedgerows and introduce new wildlife features into new developments.	
<b>Suffolk Wildlife Trust  Policy 11</b>	With regard to policy 11, we would make the following suggested amendments (highlighted in red) to further improve the policy.  Amend A to read “Bird and bat boxes (in particular integrated boxes for species such as swifts);	Agree as this will strengthen the policy
<b>Suffolk Wildlife Trust  Policy 11</b>	With regard to policy 11, we would make the following suggested amendments (highlighted in red) to further improve the policy  Amend B – amend to read “Hedgehog friendly garden and site boundaries, either using soft landscaping or creating holes in the bases of walls and fences; “	Agree as this will strengthen the policy

<p><b>West Suffolk Council</b></p> <p><b>Policy 1 Thurston Spatial Strategy</b></p>	<p>The settlement boundary of Thurston has not been amended to take into account the sites with planning permission (shown on the policies maps pages 69-70).</p> <p>As currently worded, point C(i) could be interpreted to refer to the wider evidence-based needs of the district, so could inadvertently allow further development to take place in Thurston. It could be made more specific by stating ‘...the evidence-based needs of the Thurston Neighbourhood Area’.</p>	<p>New draft local plan has a proposal to amend it.</p> <p>Agree that the settlement boundary should be redrawn to include the permitted sites.</p> <p>As such this will allow the policy to take out reference to generally allowing further sites adjacent to the settlement boundary.</p> <p>Understand that the purpose of a settlement boundary is to provide the delineation of where the strategy for what is permissible changes.</p>
<p><b>West Suffolk Council</b></p> <p><b>Policy 1 Thurston Spatial Strategy</b></p>	<p>It is suggested that this approach is given some further thought, as to define a new boundary in the plan, taking into account these new sites, would provide further protection to the village and land around it.</p>	<p>Agree – wording could be amended as above to be more specific.</p>
<p><b>West Suffolk Council</b></p> <p><b>Policy 1 Thurston Spatial Strategy</b></p>	<p>Point C(ii) may be better included as an issue under criteria (b) which sets out that contributions should be made as necessary to the provision of key infrastructure. It would be relatively simple for a developer to demonstrate that their application would provide sufficient primary and higher education through the CIL or S106 process, thus meeting the criteria, and it is considered that the key issue here is the securing and implementation of the key infrastructure to support any growth which takes place.</p>	<p>C a ii) to become C b – a line in its own right as the issue of lack of primary school places is key to ensuring sustainable development in Thurston and this will ensure sufficient primary education is covered as an item of key infrastructure.</p> <p>C b now becomes C c and will be amended to include education infrastructure within the list of infrastructures required for sustainable development.</p>
<p><b>West Suffolk Council</b></p> <p><b>Policy 6 Key Movement Routes</b></p>	<p>It is welcomed that paragraph 7.18 refers to the National Cycle Route 51 which links Bury St Edmunds to Thurston and beyond. The designation of key movement routes in figure 7.3 and the policies maps is also welcomed, however, it is suggested that a key movement route is extended along Heath Road which links into the nationally important Route 51. This would help meet the requirements of the NPPF in promoting sustainable transport and widening transport choice and for providing high quality cycling networks (para 104 of the 2018 NPPF).</p>	<p>As this appears to be a misunderstanding of the purposes of the map which is a proposal of for cycleways/footways linking key movement routes – the NP will redraw the map adding in the existing National Cycle Route 51 to show the proposals will link with existing routes.</p>
<p><b>West Suffolk Council</b></p> <p><b>Policy 6 Key Movement Routes</b></p>	<p>It is also suggested improving and maintaining links to route 51 could be referred to in the Policy 6 to emphasize and strengthen the cross-boundary linkages between Mid Suffolk and St Edmundsbury. This would help make cycling between Bury St Edmunds and Thurston as attractive as possible to as many people as possible, helping to reduce reliance on the car.</p>	<p>Noted that on Policies Maps 9.10 and 9.2 National Cycle Route 51 needs to be added in as a Key Movement Route.</p>
<p><b>West Suffolk Council</b></p>	<p>The opportunity should be taken to review the policies against the new NPPF which</p>	<p>Noted and amendments to be carried out where necessary.</p>

<b>NPPF</b>	was published in July 2018 and make any amendments as necessary.	It is noted that if the plan is submitted by 25 <sup>th</sup> January 2019 it will be judged against the old NPPF.
<b>West Suffolk Council</b> <b>Great Barton NP</b>	Consultation with Great Barton should be undertaken	Email sent to Great Barton informing them of the consultation process, but no response received.

### Resident Responses

<b>General</b>	Congratulations to the “team” for the excellent brochure published to inform us all of the progress the council is making and their plans for the future of Thurston, not an easy task but one the Village should be very proud of, thanks to you all. Please could you minute this.	
<b>General</b>	We have just completed reading the comprehensive consultation draft of the neighbourhood plan. We feel we have nothing further to add to this document which seems to have covered all aspects pertaining to the village of Thurston both now and its future. Thank you for all your hard work on behalf of two very grateful villagers.	
<b>General</b>	I have taken a look at the Thurston Neighbourhood Plan and would like to express thanks for the effort that has clearly gone into this – many of the concerns I have look to have been considered.	
<b>General</b>	I have read the Draft Plan for the Thurston Neighbourhood Plan with much admiration for all the work that has gone into it. Please convey my thanks to the Parish Council and confirm that I agree with all they have set out and hope that it all comes to pass as we would wish.	
<b>General</b>	The plan for the village is a considerable achievement effort by all involved and thanks are offered for their time and commitment.	
<b>General</b>	A plan for the village that had taken considerable effort by all concerned – well done.	
<b>General</b>	Thank you all very much for the work that has gone into this useful document.	
<b>General</b>	Congratulations should be offered to the team on the production of an impressive and professional document that as far as I am able to state identifies all the issues affecting Thurston and its development into the future.	
<b>Housing &amp; Design</b>	Whilst the objective to ensure Thurston retains a village feel is welcomed, this is not reflected in the scale of development approved within the village, its design and	The situation has been overtaken by events and the state of play is that

	related infrastructure. I fear the village is at risk of falling between a village and a town with the benefits of neither, despite the aspirations and policies of the Neighbourhood Plan.	which was approved by the LPA on 1 <sup>st</sup> November 2017
<b>Policy 1</b>	Unclear from reviewing the wording of Policy 1, the Policy Maps and paragraph 4.5 how the settlement boundary on the eastern side of Ixworth Road will operate.	Settlement boundary to be redrawn to take into account the planning permission granted.  It is noted in the new joint Local Plan, this is the settlement boundary being recommended.
<b>Policy 1</b>	The policy objectives are rather contradictory and are open to interpretation. The objectives of the proposed policy have not been followed with existing development proposals particularly with regard to soft boundary treatments as outlined in Policy 4.	With regards to the existing development proposals, both the NP and Parish Council have argued that they should take regard of the work being done by the NP but until the NP is approved there is no requirement for developers to follow it.
<b>Spatial Strategy</b>	The statement of agricultural land protection is not a correct interpretation of the National Policy and therefore lacks the weight of this policy.	The NP believes that this will be addressed through amendments to the settlement boundary.
<b>Spatial Strategy</b>	No mention of soils use and protection which is a separate policy to that of Agricultural Land.  The plan policies do not reflect the advice given in the detailed assessment report of Agricultural Land and Soils in and around Thurston to assist in the preparation of the Plan.	The NPPF states that “Planning policies and decisions should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”  The report does not – and cannot – justify some form of greater level of protection than that provided by the NPPF.  The report will be listed as a supporting document and is referred to in the Environment Paper which is also a supporting document.  Policy 1Da will be amended to read: “They represent appropriate uses in the countryside, such as agriculture (taking account of the economic benefits of best and most versatile agricultural land), forestry...”
<b>Policy 5</b>	Community Facilities – must be rigorously applied to all new developments. It should be noted that at least one of the proposed developments contributes no community facilities whatsoever. Like a number of Policies within the plan there is no defined criteria about how impacts will be assessed, should be interpreted or implemented.  For example, Policy 5 B a, b and c raise questions such as: What constitutes	With regards to the existing development proposals, both the NP and Parish Council have argued that all new development should take regard of the work being done by the NP but until the NP is approved there is no requirement for developers to follow it.  Term significant harm is used in the NPPF.  Term harmful impacts is used in the NPPF

	<p>significant harm? What are harmful impacts? How are surrounding residents defined?</p> <p>Recent planning proposals have dismissed residents' views by stating residents have no right to a view therefore there can be no loss of amenity.</p>	<p>Agree that all are subject to interpretation but are terms commonly used in National Planning Documents and by Local Planning Authorities.</p> <p>With regards to the existing development proposals, both the NP and Parish Council have argued that they should take regard of the work being done by the NP but until the NP is approved there is no requirement for developers to follow it.</p>
<b>Road infrastructure</b>	<p>Current road structure is inadequate, and every effort must be made to improve the following junctions: Thedwastre Bridge, Pokeriage Corner and Fishwick Corner.</p>	<p>Already acknowledged within the Neighbourhood Plan.</p>
<b>Community Infrastructure</b>	<p>Why no mention of an exercise area for dogs? 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.</p>	<p>Whilst there are no specific site allocations within the plan on reviewing the questionnaires it is agreed that a Dog Area scored highly as being important to be included in new areas coming forth for community facilities.</p> <p>Agreed that an insertion is required based on the comments received and the need as mentioned. This should be considered by the Parish Council as part of future infrastructure.</p> <p>To be passed to the Parish Council for consideration against CIL funding allocation</p>
<b>Road Infrastructure</b>	<p>Increase traffic in Church Road – and in particular the junction with Hollow Lane – request for better signage and mirrors and for requests to be made for residents to keep hedgerows trimmed.</p>	<p>CIL funding could be used to improve signage at certain points in the village.</p> <p>To be passed to the Parish Council for consideration against CIL funding allocation.</p> <p>Request for hedgerow and verge maintenance to be improved to be passed to the Parish Council.</p>
<b>Road Infrastructure</b>	<p>Further development will bring further traffic and road improvements will be required in and around the village.</p>	<p>This has already been acknowledged within the Neighbourhood Plan.</p>
<b>Community Infrastructure</b>	<p>Keen to see: Retention of green space Further outside resources for kids and improvements to play parks Additional cycle paths Roads made safer</p> <p>A fitness trail</p>	<p>Included within NP policies Included within NP policies &amp; part of PC remit Included within NP policies Included within NP policies</p> <p>Already earmarked for New Green Area and Hopkins Homes development</p>
<b>Community Infrastructure</b>	<p>More public car/parking areas/space – could the New Green car parks be made pay and display and open at all times?</p>	<p>For onward submission to PC &amp; New Green Trustees as stakeholders</p> <p>For onward submission to PC &amp; New Green Trustees as stakeholders</p>
<b>Transport</b>	<p>Bus Service – rumours of the Genesta Drive loop being removed from current service</p>	<p>Commercial operation - outside or remit of NP. To be passed to PC for comment/review.</p>

	Rumours of trains not stopping at Thurston	Whilst NP and PC are talking to Network Rail regarding the Barrow Crossing there are no rumours to close the station at Thurston. It should be noted that the NP, PC, SCC and MSDC are actively pursuing options to make the Barrow Crossing safe for all rail users.
<b>Roads</b>	Current road infrastructure cannot cope – issue regarding the increased traffic from the 800+ houses and 600+ cars from the withdrawal of SCC buses to the College	The situation has been overtaken by events and the state of play is that which was approved by the LPA on 1 <sup>st</sup> November 2017 and as per the policy agreed by SCC.  Both the NP and PC have made SCC aware of the issues that are likely to be created by these scenarios.
<b>Housing</b>	Mix of houses, bungalows and small blocks of flats around courtyards with 2 car parking.  More housing for elderly	Policies within NP reflect the mix of houses and bungalows with adequate parking. Parking requirements for new developments are those as per the Suffolk CC Parking Guidance. Policy 3 has been written to address this need
<b>Community Facilities</b>	Doctors Surgery	Meetings with NHS England have stated that there is to be no provision for a new doctor in Thurston. CIL bids will be submitted to increase provision at Mount Road Surgery (Bury St Edmunds); Woolpit Surgery & Ixworth Surgery.  PC & NP exploring options with stakeholders to provide community-based facilities dependent on needs in existing premises and in the newly expanded Pharmacy within the village.
<b>Railway Station Building</b>	Can a use be found for this building? Accommodation of housing	This is in private ownership, but it has been noted by residents and the NP/PC.  PC to be asked to explore possible community actions.
<b>Employment</b>	Not really needed given the business accommodation being offered at Suffolk Business Park in Bury St Edmunds.	This is noted
<b>Green Space</b>	Omission of Green Space off School Road leading to Birch Road and St Peters Way	This has not been raised to date and has not been consulted upon. More evidence would be required prior to inclusion as to why it is demonstrably special to the community.  The purpose of the policy is to protect areas that are special / important to the community.

<b>Allotment</b>	Allotments on Barrells Road; could they be made Statutory Allotment Land?	Currently in private ownership.  To be passed to the PC for consideration, if applicable
<b>Open Space</b>	Pit by the Post Office is now being contained. How can this be made public?	PC to be asked to explore this further as it is outside of the scope of the NP.  To be passed to the PC for consideration / action.
<b>Movement Routes Map</b>	Amendment required to Figure 2.5 to address issues of incompleteness.	Agree - amendment to the path from beside the Parish Church up to Oak Road
<b>General</b>	Missing Footpath signs Overgrown hedgerows	To be passed to the PC for consideration as it is outside of the scope of the NP.
<b>Vision</b>	Vision is too long	Disagree as the whole section makes it a meaningful vision that is applicable to Thurston.  If just the 1 <sup>st</sup> paragraph were retained / highlighted it could apply to anywhere.
<b>2.54</b>	Blackbourne U3A – not mentioned as one of the biggest users	This should be added into the Community Centre at 2.51 and not at Cavendish Hall at 2.54
<b>Page 63</b>	Scots Pines – not liked.	This is a matter of opinion by the resident.
<b>7.22</b>	Cycling Proposals – Moreton Hall started with a blank canvas.	Referring to Moreton Hall was demonstrating the principals from which new development would benefit
<b>8.14</b>	Maltings Garth is an area and not an estate	Agree – remove all reference to the word estate
<b>Environment</b>	I feel strongly that the order of the 2 objectives should be reversed. The most important objective is E2 'To protect and enhance the village character ...' and this is dealt with first in sections 8.2 to 8.5 and Policy 9. Objective E1 is dealt with subsequently in sections 8.6 to 8.16 and Policy 10.	Disagree with the premise that one objective is more important than the other but agree that the positioning should be changed to follow the sequence of the chapter.
<b>Environment</b>	A further objective should be added such as ' E3. To enhance green space and wildlife provision and minimise light pollution in new development' to cover sections 8.17 to 8.29 and Policies 11 and 12.	Agree as Policy 11 and 12 covers this objective
<b>Movement</b>	Prior to 7.5 insert a new heading to deal with Objective M1 such as Road and Rail Infrastructure	Disagree as this is all part of the background section
<b>Movement</b>	Insert a map showing the main roads in the village and the links to the surrounding road network	Disagree – Figures 1.1 (page 5) and 7.1 (page 45) covers adequately the road network

		location of Thurston with regards to surrounding road network
<b>Movement</b>	The maps shown in Fig. 2.5, 7.3, 7.4, 9.1 and 9.2 give the wrong impression that all roads are equal whereas Mill Lane, Meadow Lane, Pepper Lane and Barrell's Road are single track minor roads or byways.	<p>All of the roads identified within the NP are yellow (apart from no-through roads) which is based on the OS Map designation.</p> <p>The NP agree that the following are minor roads: Mill Lane, Pepper Lane and Barrels Road as they are single track minor roads or byways.</p> <p>Agree for figures: 2.5; 7.3; 7.4 and 8.1 to remove the colour from Meadow Lane as it is a no-through road, this would be consistent with the status of Birds Road.</p>
<b>Movement</b>	There is conflict with the routes shown on Fig. 9.1, 9.2 which are not shown on Fig. 7.3, 7.4. Why has Meadow Lane footpath been designated a key movement route? Why hasn't Heath Road and Stoney Lane been included.	<p>Disagree as on figures 9.1 and 9.2 they are not identified as Key Movement Routes.</p> <p>Previously the NP has made appropriate modifications to 9.1 &amp; 9.2 to clarify all points raised other than Stoney Lane as it is not regarded as a Key Movement Route.</p>
<b>Movement</b>	Fig. 9.1, 9.2 Norton Road and Beyton Road extension, Mount Road and New Road have not been included but Barton Road and Pakenham Road extensions have.	<p>Agree with this comment.</p> <p>NP to expand map with additions showing the full extent of Barton Road / New road to Pokeridge Corner; Mount Road; New Road; Norton Road; Church Road; Beyton Road.</p>
<b>Priority Schedule</b>	<p>Is it possible that before development commences that a priority schedule can be agreed?</p> <p>For instance, there is a lot of detail about the existing problem of car use and existing over capacity of the two key junctions serving Bury St Edmunds at peak times. The plan has also given significant space in your policy about on street parking and congestion. This needs to be remedied before any new building starts. Can you influence this in any way?</p>	This is outside of the remit of the NP but will be passed to the PC for consideration at planning / reserve matters stage.
<b>Health</b>	We would like to see some kind of Health Centre and Care Home within the development area.	There is already provision within the NP for the support of such a facility
<b>Cycling in General</b>	Could the NP be more ambitious in its desire to promote cycling as the favoured mode of transport?	<p>The NP agrees that this is an ambitious statement and will pass to the PC a request that it produces an Action Strategy which identifies the best routes to cycle to access services, facilities, education and employment and takes all available measures to identify the best way to invest in the types of traffic calming measures making it easier for cyclists to move around.</p> <p>It is acknowledged that there is nothing in legislation covering cycleways and their provision. To be passed to the PC for further discussion with</p>

		relevant stakeholders.
<b>1.9</b>	Should reference be made of the need to consider The Bury St Edmunds growth strategies? Sustainable development for Thurston would in fact be better to the west of the Thurston Parish boundary.	Disagree - the Engagement process has shown a desire for the village to be kept separate from Bury St Edmunds and the Vision for Thurston 2036 reflects this.
<b>2.20</b>	Could include the dualling of the A14 and the completion of National Cycle Network NCN51 both of which have added to the connectivity of the village.	Agree – insert at 2.22 “The dualling of the A14 in Suffolk and the completion of National Cycle Route 51, both of which have added to the connectivity to the village.
<b>2.31</b>	There needs to be more emphasis within future plans to favour non-motorised use and active travel. We should be aspiring to reach EofE levels for these, not favouring car investment.	The NP covers the encouragement of other means of sustainable travel.  This section reflects the use of the motor vehicle as per the 2011 census.
<b>2.35-2.37</b>	This shows that development to the north and east as opposed to the SW has created significant problems for the village. [comment 1.9 above refers] appreciate we are talking different planning authorities, but there does need to be pro-active communication. Mid Suffolk and St Edmundsbury should not be working in silos.	Not in the hands of the NP to influence the way in which the LPAs work. The aim within the NP is to further promote walking and cycling.  The NP understands that there is a duty to cooperate in both areas within their Local Plan and would encourage this.
<b>2.40</b>	Add 'and crossings' after cycleways	Agree as this section covers all types of crossings.
<b>2.43</b>	There are also buses travelling between Thurston Community College and the Sixth Form in Beyton during the day	Agree – as this type of movement also needs to be noted within the section.  Add: “Mini-busses regularly travel between the Thurston and Beyton campuses of the College during the day.”
<b>2.71.2</b>	NCN 51 should be recognised as it provides an important off- road pedestrian and cycle access to and from Moreton Hall, new Secondary school, sport and business park facilities and Bury St Edmunds within 20 mins cycling.	Agree as it provides connectivity with facilities at Bury St Edmunds via a dedicated cycle route. Add a new at Line 2.71.3 ' NCR 51 provides an important off-road pedestrian and cycle access to and from Moreton Hall, new Secondary school, sport and business park facilities and Bury St Edmunds within 20 mins cycling.  Reference will be National Cycle Route 51 as per Sustrans website
<b>2.73.6</b>	Add 'and employment' This could include access into Bury by active travel. e-bikes could be a distinct possibility already.	Agree as this looks to future employment provision on a local basis
<b>3.2.4</b>	Add a new para after 3.2.4 to address the need for active travel to be planned in. Words to the effect 'Need for footpaths, cycleways and crossings, of sufficient width for safety and flow, to enable sustainable active travel for pedestrians, wheelchairs, pushchairs and cyclists to the main trip generators'. You haven't addressed 2.31 in the Challenges.	Noted 2.31 shows high car ownership.  Agree to insert as a challenge to address the issues of sustainability and alternate modes of transport - add a new paragraph to 3.2.4.
<b>Policy 1</b> <b>C a ii</b>	Add 'and sustainable access to secondary education'. What if Thurston Community College were to close as a result of the new home to school bus rules? The village would not want more cars driving students to and from school/college in Bury St Edmunds.	Disagree as the NP does not believe that this is a tenable view and that the viability of the College is not in question. The NP cannot address supposition i.e. the closure of the Community College.

		Sustainable travel to all facilities is covered under Movement Section of the Plan.
<b>Policy 2 D</b>	Add after sheltered housing 'and space for co-operative old age community housing'	Disagree – wording of Policy 3 has been rewritten to incorporate a variety of need for specialist care as recommended by SCC and MSDC
<b>5.26.11</b>	Add new Para. 'Plan for filtered permeability of sufficient width, within developments and the village, to favour pedestrians, wheelchairs, pushchairs and cyclists, rather than the car. To encourage change of use to active travel.  This paragraph should also be moved higher up as it needs more emphasis.	The NP has not gone into the details of filtered permeability, but this would be one of a number of possible strategies to provide a network of wide walkway and cycleways used by the Parish Council at the relevant planning stage.  Sustainable travel to all facilities is covered under Movement Section of the Plan.  To be passed to the PC for consideration in conjunction with stakeholders.
<b>Policy 4</b>	Needs to include reference to active travel. Reference is made at 4B to parking & refuse but nothing about walking and cycling.	Noted - but this section is about the Character of Development coming forth and these have been encouraged in the sections on movement.
<b>6.11</b>	Need to include reference to active travel. Could the reference to road network be left out altogether?	Agree - include the words 'active travel' before access.
<b>Policy 5.c</b>	Include 'a foot and cycle path network for all' Encouraging non-motorised users to encourage a change to active travel and improved health	This section covers Community Buildings and Spaces and their use rather than travel which is dealt with under the movement section
<b>7.6</b>	There are also buses travelling between Thurston Community College and the Sixth Form in Beyton during the day and reference to this fact needs to be made at this point.	Discussion at this point deals with fluctuations of traffic in particular the variation of traffic flow at peak times rather than general traffic movement
<b>7.7</b>	Reference should be made to National Cycle Network NCN51 which passes through the village providing a popular and easily accessible active travel route for commuting, education and recreation.	Agree – add in as a new paragraph 7.7 after 7.6
<b>7.17 Cycling</b>	Add after vehicle density .."speed and the need for segregation from traffic"...	Agree – wording to be changed to read:  “..its speed, and the lack of a comprehensive network of designated cycleways segregated from traffic through the village.”
<b>7.19.1</b>	Delete walkways and replace with 'shared use paths of minimum 3m width'. Also, after walking in the second from last line add 'cycling - active travel -'	In part agree to add in the word cycleways to “network of walkways/cycleways” and “cycling – active travel – “ only as this is not the place to bring in the point regarding shared use paths.  The NP has made the assumption that all new footpaths/cycleways will be

		shared use paths of minimum 3 mtrs. width
<b>Policy 6</b>	Add a new point D 'include reducing the speed of traffic for safety and to encourage a modal shift to non-motorised use and active travel'. Forward plans should not be about speeding traffic up but controlling vehicle speeds. Tightening radii of corners, introducing filtered permeability by reducing through routes for cars, will also help reduce speeds and encourage modal shift.	Traffic speeds and how they are managed is outside of the remit of the NP. However, the NP does acknowledge the encouragement of modal shift and agreed to amend Policy 6 –  “To encourage greater levels of walking, cycling and disabled access instead of car use, it is important 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. To achieve this objective, Key Movement Routes have been shown on the Policies Maps and are expected to address the following...”
<b>Policy 6</b>	Add a new point C 'crossings at grade are introduced to prioritise walking, disabled and cycling access'	This is beyond the remit of the NP as it is a highway matter. However, the amendments made above reflect disabled access.
<b>Movement</b>	Need to have an overall transport plan for the village which should cover all modes of transport as they impact on one another – trains, buses, vehicles, pedestrians and cyclists.	Whilst it is recognised that there is a need for an overview of traffic in the village, which the NP has tried to achieve, it is not within the remit of the NP to undertake a transport plan for the whole of the community.  This may need to be carried out by LPAs as development in both MSDC and West Suffolk continues.
<b>Movement</b>	New para between 7.20 and 7.21 'Plan for crossings at grade, to prioritise the flows of those walking, in wheelchairs, pushchairs and cycling'	This is a Highways matter and outside of the remit of the NP.  The NP and PC support the provision of crossing points in the village but do not agree with uncontrolled crossings such as that on Sandpit Lane as it causes confusion to pedestrians, cyclists and vehicle users alike.  This will be passed to the PC for consideration within their Action Strategy which should identify the best routes to cycle and to access services, facilities, education and employment and takes all available measures to identify the best way to invest in the types of crossings that will making it easier for all users to move around.
<b>Policy 7</b>	Should this also include: - the staggered crossroads outside the Library - T-junction at Barton Rd and Norton Rd - T-junction at Norton Rd and Sandpit Lane - one-way direction for traffic at Thedwastre Rd railway bridge	Advice has been sought from SCC on those areas that are of particular concern from their traffic assessments and these have been included under Policy 7.  It has been recognised within the NP that these areas are of concern and, where appropriate, traffic assessments will be carried out for future development coming forth.

<b>Policy 7</b>	Within Policy 7 should it be the Highway Authority 'and the Parish Council'. It would be useful to have the Highway Authority working in collaboration with the Parish Council.	The wording has previously been changed on the advice of SCC however it should be noted that the PC is not a statutory body when it comes to Highway Matters.  There is an expectation, as in previous cases, that the Highways Authority will seek to work with the Parish Council.
<b>Roads</b>	The roads surrounding this area are narrow, twisty, poorly surfaced, riddled with pot-holes, already dangerous for traffic passing in opposite directions even with the existing traffic levels so are only going to be even more dangerous with the increase in traffic movements that will inevitably come with an almost doubling in the population of the village. The Barton Road and Thedwastre Road railway bridges create pinch-points for smooth and safe traffic flow, and the Pokeriage and Fishwick corner junctions are already well known and regular accident sites. What this all highlights is that major improvements, not just 'tinkering' changes, in all these areas are absolutely needed immediately and before the additional heavy traffic arrives that will be a feature of our roads during the building of the new developments.	Would agree with the general observations made but these have been taken up by the Parish Council. The developments are scheduled to start most likely ahead of the adoption of the NP.
<b>Traffic Calming</b>	Support modifications and extensions to the speed limits as and where necessary but would be strongly against any use of road narrowing schemes or speed bumps as both create new hazards of their own. They increase pollution due to the constant breaking and accelerating that negotiating them dictates, and, in the case of speed bumps cause at the very least additional wear and tear and potentially severe damage to the wheels and suspension of vehicles with the associated carbon footprint that any resultant maintenance or repairs require. Also, surely the emergency services must hate them. Who would want to be a patient in an ambulance having to travel at speed over a series of speed bumps, and what about the delay caused to a fire engine trying to get to an emergency as quickly as possible where seconds can count.	No specific traffic calming measures have been cited in the NP.  The PC will continue to liaise with SCC over the issue of speeding and appropriate traffic calming measures
<b>Parking</b>	Increased provision for parking at critical points in the village will be necessary to meet the demands of increased traffic movements, the new school and any other new facilities built, and in order that increased use of the rail link can be encouraged, and appeal to villagers wishing to commute to places of work outside Thurston.	These issues have been taken up in Policy 8.
<b>Community Facilities</b>	Proper consideration should be given to the provision of new facilities and services to meet the requirements of the increased population with healthcare and meeting spaces being considered as priorities in order to foster a wider sense of community amongst the enlarged population.	Community Hub  The NP recognises the need for care facilities; health facilities and further recreational facilities to meet the increase in population over the life-time of the NP.
<b>Environment</b>	Particular concern for the wildlife present in the Sandpit Lane/Cloverfields/Development Site C area. At present this area is alive with a variety of species that we constantly hear are widely seen in greatly reduced numbers or even considered threatened species. These include sparrows, starlings, thrushes, various tits and finches, swifts, swallows, house martins and hedgehogs, field mice and voles. The hedgerows and fields in this area provide the safe spaces that these creatures	Would agree with these observations – Policy 11 and 12 should provide cover for this need.

	need in order to flourish and their removal will inevitably reduce the range of suitable habitats. Hedgehogs have been regular visitors to my garden since moving to Cloverfields in 2009.	
<b>Policy 1 – Point C/a/i</b>	Ensure development addresses evidence-based needs. The point would be that any new developments proposed for the longer term should be made on the basis that evidence shows that it is the needs of Thurston that determine whether or not further expansion should happen and not the imposed needs of nearby centres such as Bury, Cambridge, Stowmarket or Ipswich.	The PC will continue to diligently pursue all planning applications from the single dwelling to larger developments in line with this Policy of the NP.
<b>Movement</b>	Desire expressed to see measures to help encourage more people to cycle.	As stated elsewhere, this will be passed to the PC for consideration within their Action Strategy which should identify the best routes to cycle and to access services, facilities, education and employment and takes all available measures to identify the best way to invest in the types of crossings that will making it easier for all users to move around.
<b>Parking</b>	Can something be done regarding the parking problems that are currently experienced around the village and which will only increase given the future development of the village?	Parking issues are covered in the NP and this point and others will be pursued by the PC
<b>Social Media</b>	Use of social media	Nextdoor is a very limited platform within Thurston and appears to cater for the older age group.  The PC currently has a Twitter account. There are no plans to activate further social media presence.  The website is regularly updated and has carried links to all the discussions and documentation.
<b>Spatial Organisation</b>	Straight street layouts – acceptable if well designed with wider plots. The curved streets design as shown from the Suffolk Design Guide on page 35 not practical. Surely a straight road provides easier access for all services.	The Suffolk Design Guide does not preclude easy access for tradesman, emergency services and visitors.  The NP feels that the design on Page 35 is preferable where possible / appropriate.
<b>Pavement / Roads</b>	Impact of a lack of pavement as shown on Page 35 – the Suffolk Design Guide	NP agrees that whilst it may be appropriate to have shared surfaces in cul-de-sacs, on more major roads, footpaths should be in evidence. The diagram from the Suffolk Design Guides is a guide – the NP makes reference to ‘site layouts that provide short, winding streets and roads that promote an intimacy to development ..... (5.26.4)  This will be passed to the PC to cover within the Planning framework.
<b>Education – Page 16</b>	Could we now state where the new school will be?	As of reviewing the NP – no definitive decision has been taken on the new Primary School Site.

		<p>The option to progress the determination of the site coming forward is anticipated as being triggered once planning permission has been granted.</p> <p>This will be amended at the next review of the NP once achieved.</p>
<b>Barrow Foot Crossing</b>	Concern over the lack of a ready or acceptable solution to safety issues posed by the Barrow Foot crossing at the train station. Why not install gates, like the ones at much busier level crossings where pedestrians and/or traffic have to cross the track?	The NP and PC are actively engaging with SCC, MSDC and Network Rail on possible solutions to this issue.
<b>Environment</b>	<p>Mitigating against climate change – no mention as to how to mitigate against the effects of climate change.</p> <p>Planning permission for housing units intended for older people should not be granted unless the buildings have been designed to be cool and comfortable during hot weather.</p> <p>All new buildings should be constructed with climate change in mind</p>	<p>The Environment Agency, English Heritage, Forestry Commission and Natural England are the statutory environmental bodies that deliver the Government's work to protect and improve the natural, built and historic environment.</p> <p>The NP and PC will use all opportunities to enhance the natural environment through the planning process and will aim to reduce the risk of surface water flooding; improve water quality in the local area; increase the energy efficiency of new buildings and to ensure the opinions of the statutory bodies are reflected in the design of new homes and areas coming forth.</p> <p>The PC will continue to work with stakeholders to ensure that the community is more resilient to climate change and where appropriate use income from community-led renewable energy to invest in local assets and services.</p>
<b>Electric Vehicle Charging Points</b>	Electric vehicles are a cleaner, greener alternative to diesel and petrol. However, lack of infrastructure is an issue. The Parish Council could help facilitate the process by installing electric vehicle points at key places in the village, for example in the carpark on New Green.	Beyond the remit of the NP but to be passed to the PC for future discussions with stakeholders
<b>Trees and Hedgerows</b>	The importance of trees, hedgerows and green spaces is stressed at various points throughout the Draft Neighbourhood Plan – could it be that planning permission for future developments should only be granted if the provision of greenery is incorporated into developers' plans.	<p>The NP covers the environment within its objectives and policies and supports the objective improve the local environment, including protecting and enhancing existing assets, such as local environment, green and open spaces.</p> <p>There are current regulations within the Mid Suffolk Local Plan protecting trees and hedgerows and the NP does not seek to undermine these.</p>
<b>Trees and Hedgerows</b>	More shade needs to be provided in New Green so that people can enjoy the space during hot weather.	Beyond the remit of the NP but to be passed to the New Green Trust for consideration.
<b>Trees and Hedgerows</b>	Could there be a memorial woodland created on the northern edge of the New Green	Beyond the remit of the NP but to be passed to the New Green Trust for consideration.

<b>Pavements</b>	Issue over the camber of existing pavements and sufficient dropped curbs to make it easier for wheelchair users, carers pushing a wheelchair, and parents and carers of young children in buggies.	Beyond the remit of the NP but to be passed to the PC for action with relevant stakeholders
<b>Recycling</b>	2.73.9 makes reference to a recycling centre in the village. Could there be provision for villagers to recycle as many different items as possible: glass, clothing and shoes, batteries, small electricals, inkjet cartridges etc. Could there also be recycling bins provided around the village, alongside existing litter bins, so that people can 'recycle on the go'.	<p>Recycling is covered within the NP.</p> <p>The provision of recycling facilities should be passed to the PC for consideration and implementation.</p>
<b>8.1</b>	Existing Recreational areas, Open Spaces and the proposal to designate those listed in table 8.1 as "Local Green Spaces" - concerns stems from the significant lack of play facilities for young people in the Village and the limited space available for the provision of additional play facilities. By designating these areas as "Local Green Spaces" the Plan may preclude the installation of recreational play equipment or facilities. As recreational space in the Village is limited, is it appropriate to redefine these areas as "Local Green Spaces" and should it be sufficient and preferable to retain the definition of "Open Space" or "Recreational Area".	<p>The NPPF says that policies for management of development within Local Green Spaces must be consistent with those for Green Belts. NPPF green belt policy says that construction of new buildings in the green belt is generally inappropriate, with several exceptions. These include:</p> <ul style="list-style-type: none"> <li>- "the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it; and</li> <li>- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building; and</li> <li>- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces."</li> </ul> <p>The NP feels that this allows the re-provision of play equipment and some expansion of play areas and that through the consultation process, those who responded wished to ensure that Local Green Space areas were not expected to be locations where new play provision would be made.</p>
<b>Policy 10</b>	Regarding the New Green Centre. Specific comment is made in the Plan about the need for a Larger Community Hall. Subject to various approvals and permissions including the Landlords it may be desirable at a future date to extend the existing Community Centre. Designation of the area near the Centre, particularly to the South as "Local Green Space" would prevent this and needs careful consideration.	<p>The NP understands that for something like the community hall, re-provision with a slightly larger facility may be permissible but could not be significantly larger.</p> <p>However, the Open Green Space is only drawn around the green area and excludes the community hall and the car park area.</p>
<b>Green Open Spaces</b>	"Green Open Spaces" – it is noted that landowners should be consulted. There is no reference to consultation in the Plan.	<p>A number of Local Green Open Spaces are those as designated by the Local Planning Authority. Both the New Green Centre and the Recreation Ground are held in trust by the Parish Council on behalf of the community. In the cases of all of these Local (Open) Green Spaces there is no direct ownership / landowners to be consulted and no new land is being proposed.</p> <p>The Pre-submission Consultation was widely advertised and open to all to respond.</p>

Appendix 22 - Non-Policy Actions resulting from the Regulation 14 Pre-Submission consultation – to be added to the non-policy section of the Thurston NDP.

Section	Comment as submitted in the consultation	Thurston NP Steering Group response	Lead Agencies & partner
Libraries	The aspiration in paragraph 6.6 of the plan to include the library as part of a community hub is noted. At present SCC has no plans or funding to move the library from its current location but would be willing to discuss proposals if the Parish were to develop a project and identify funding to enable the library to relocate.	This is currently being actively being discussed with a number of stakeholders including SCC.	A number of stakeholders are engaged with this discussion
Policy 6 Key Movement Routes	Provision of such infrastructure should be supported and promoted by high quality, deliverable travel plans for new developments and other incentives for existing users and form part of the Neighbourhood Plan.	The NP does not feel that deliverable travel plans for new developments falls solely to the NP and should be part of a wider stakeholder input. The NP is aiming to make the existing network into a high-quality network for the whole village and as such this is covered by the work of the NP.	To be discussed further by the Parish Council and relevant stakeholders
Community Infrastructure	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.	Whilst there are no specific site allocations within the plan on reviewing the questionnaires it is agreed that a Dog Area scored highly as being important to be included in new areas coming forth for community facilities.	A number of stakeholders will be asked to actively contribute to this discussion
Community Infrastructure	More public car/parking areas/space – could the New Green car parks be made pay and display and open at all times?	For onward submission to PC & New Green Trustees as stakeholders	To be passed to the Parish Council & other stake-holders as part of future infrastructure.
Road Infrastructure	Increased traffic in Church Road – in particular the junction with Hollow Lane.  Request for better signage and mirrors to allow for all road users to be aware of the state of the highway.	CIL funding could be used to improve signage at certain points in the village.	To be passed to the Parish Council for consideration against CIL funding allocation.
Hedgerows & road signage	Requests to be made for residents to keep hedgerows trimmed.	Request for hedgerow and verge maintenance to be improved to be passed to the Parish Council.	Parish Council
Railway Station Building	Can a use be found for this building?	This is in private ownership, but it has been noted by residents and the NP/PC.	PC to be asked to explore possible community actions.
Cycling in General	Could the NP be more ambitious in its desire to promote cycling as the favoured mode of transport?	The NP agrees that this is an ambitious statement and will pass to the PC a request that it produces an Action Strategy which	PC to work with relevant authorities / stakeholders

		identifies the best routes to cycle & identifies the most appropriate way to invest in the types of traffic calming measures making it easier for cyclists to move around.	
Residential Design	Plan for filtered permeability of sufficient width, within developments and the village, to favour pedestrians, wheelchairs, pushchairs and cyclists, rather than the car. To encourage change of use to active travel.	The NP has not gone into the details of filtered permeability, but this would be one of a number of possible strategies to provide a network of wide walkway and cycleways used by the Parish Council at the relevant planning stage.	This will be passed to the PC for consideration in conjunction with stakeholders
Movement	Can the plan provide for crossings at grade, to prioritise the flows of those walking, in wheelchairs, pushchairs and cycling?	This is a Highways matter and outside of the remit of the NP.  The NP and PC support the provision of crossing points in the village but do not agree with uncontrolled crossings such as that on Sandpit Lane as it causes confusion to pedestrians, cyclists and vehicle users alike.	This will be passed to the PC for consideration within their Action Strategy which should identify the best routes to cycle and to access services, facilities, education and employment and takes all available measures to identify the best way to invest in the types of crossings that will making it easier for all users to move around.
Electric Charging Points	Electric vehicles are a cleaner, greener alternative to diesel and petrol. Lack of infrastructure is an issue.	Beyond the remit of the NP but to be passed to the PC for future discussions with stakeholders	The Parish Council to be asked to consider facilitating the conversation to install electric vehicle points at key places in the village.
Pavements	Issue over the camber of existing pavements and sufficient dropped curbs to make it easier for wheelchair users, carers pushing a wheelchair, and parents and carers of young children in buggies.	Beyond the remit of the NP but to be passed to the PC for action with relevant stakeholders	The Parish Council to discuss the situation of existing pavements & increasing the number of dropped curbs with relevant stakeholders
Recycling	Could there be provision for villagers to recycle as many different items as possible: glass, clothing and shoes, batteries, small electricals, inkjet cartridges etc. as well as recycling bins around the village, alongside existing litter bins.	Recycling is covered within the NP.	The provision of further recycling facilities should be passed to the PC for consideration and implementation.
Walking and Cycling Proposals	How will these walking and cycling proposals be delivered?	There is an expectation that S106 will not be able to deliver all of the proposals and as such the Parish Council will look to use external funding for them – one of which may be CiL	To be passed onto the Parish Council for stakeholder discussions

