

# Thurston

Neighbourhood Plan  
Review

## DESIGN CODE MEETING

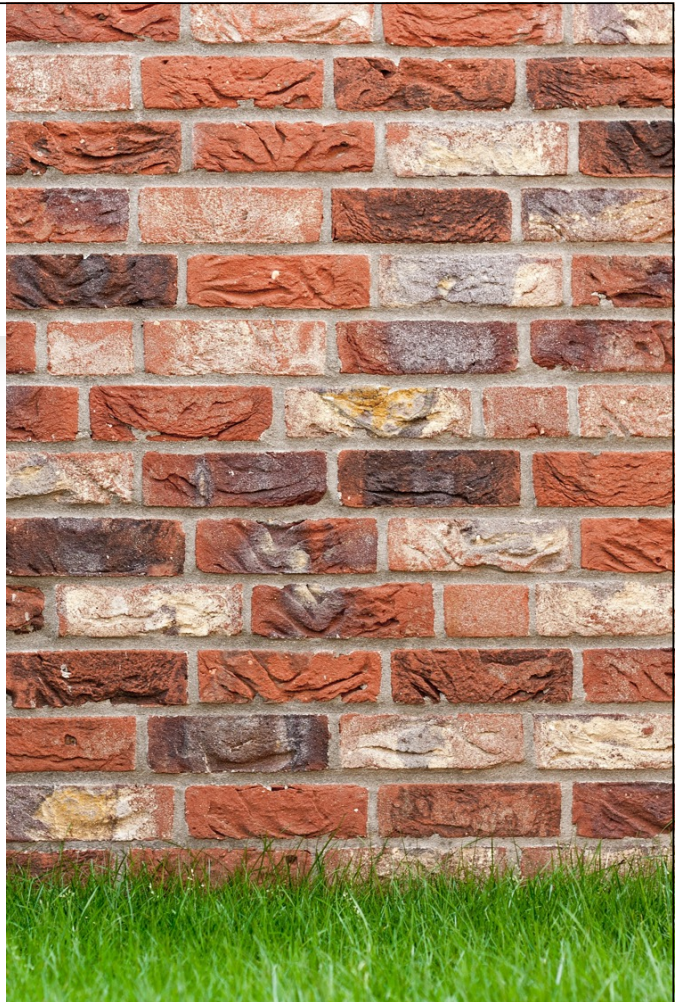


## 1. Introduction



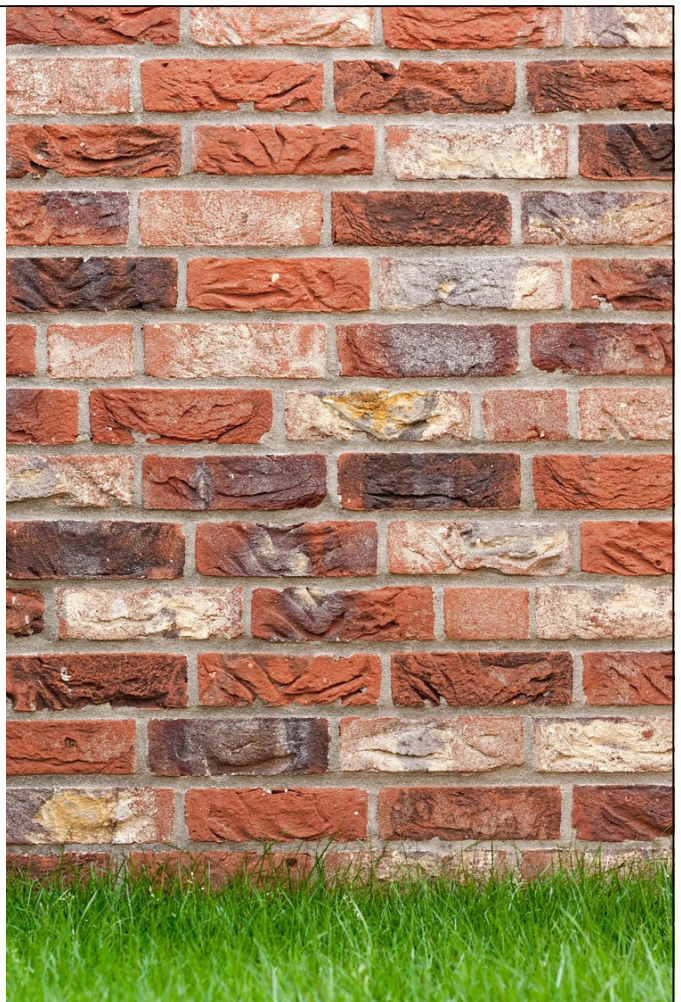
# Design Codes

A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area.



**CODE:** Required design standards for Thurston, must be met by all relevant proposals

**GUIDANCE:** good practice statements that are encouraged in the achievement of good design for Thurston



# National Model Design Code

## Part 1 The Coding Process



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Figure 1. Design Code Process

21. The process of preparing a local design code is based on the following seven steps:

### 1. Analysis

**1A - Scoping:** Agreeing on the geographical area to be covered by the code and the policy areas that it will address.

**1B - Baseline:** Bringing together the analysis that will underpin the code and inform its contents.

### 2. Vision

**2A - Design Vision:** Dividing the area covered by the code into a set of typical 'area types' and deciding on a vision for each of these area types.

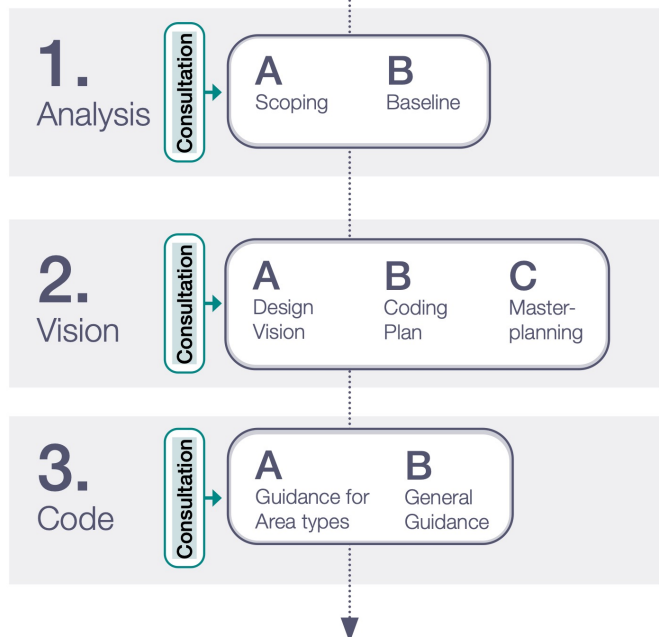
**2B - Coding Plan:** Preparing a plan that maps out each of the area types and also identifies large development sites from allocations in the local plan.

**2C - Masterplanning:** On larger sites working with land owners and developers to agree a masterplan for each of the development sites establishing the key parameters and area types.

### 3. Code

**3A - Guidance for Area Types:** Developing guidance for each area type by adjusting a set of design parameters.

**3B - Code Wide Guidance:** Agree on a set of policies that will apply equally across all area types.



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Area types	
	<p><b>Whole parish</b> Guidance and codes that are applicable to the whole of Rackheath parish</p>
	<p>1. <b>Agricultural</b> Area west of A1151 Wroxham Road, predominantly agricultural land and farms</p>
	<p>2. <b>Heritage and parklands</b> The area southwest of Broadland Northway road, including Rackheath Hall</p>
	<p>3. <b>Residential and planned residential</b></p> <ul style="list-style-type: none"> <li>a. 'Extensions'</li> <li>b. 'Individual Dwellings' and 'Small Scale Infill'</li> <li>c. 'Small Scale Development' (under 10 dwellings)</li> <li>d. 'Major Development' (10-30 dwellings)</li> <li>e. 'Large Estate Development' (more than 30 dwellings)</li> <li>f. 'Community' and 'Recreation' (to be integrated with residential)</li> <li>g. 'Retail' (to be integrated with residential)</li> </ul>
	<p>4. <b>Employment</b> Rackheath Industrial Estate and Mahoney Green)</p>

# Vision 2044

Thurston is a place which reflects how its residents want to live their lives where people can access facilities to meet their daily needs without having to travel outside the village. Thurston is a place that sustains the vitality, health and wellbeing of the community and permits young people, families, disabled, elderly and infirm residents the opportunity to remain part of it.

A fully self-contained centre with its own rural catchment supported by well-planned, high quality housing, business, health, education and recreation provision. Infrastructure has been improved and future growth is planned to ensure a safe and sustainable community.

New development is physically and socially integrated into the existing fabric of Thurston, is sympathetically designed, of high quality, and linked to the village by safe roads, cycle routes and footpaths, strengthening the appeal and cohesion of the village and the quality of life for its residents.

**Housing:**

High quality and sympathetically designed housing development has addressed the needs of the local community through a mix of new housing. New starter homes, family homes, affordable, self-build housing, and bungalows have been built, enabling young families to find affordable housing locally and older people to down-size, freeing up larger family properties for local families as their needs grow allowing people to move homes within the village throughout their lives and maintaining Thurston a popular place in which to live.

**Community Infrastructure:**

The growth of Thurston has enabled improvements to education and health provision. The primary school is on a new, larger site. The health centre includes GP and dental services, pharmacy and social care support which are well-used and greatly appreciated.

Thurston village retains a good range of shops and services; new retail outlets, including eating-places and shops selling everyday items are located within existing buildings and on a new development on the site of The Granary by the Railway Station.

New sports and leisure facilities and a skate park have been provided as a consequence of new development and these provide a wide range of activities popular with children and young people: teenagers no longer say, "There's nothing to do in Thurston."

Residents have access to community facilities including a central community hub, library, and a variety of local clubs.

**Movement:**

The asset of the railway station and the village's proximity to Bury St Edmunds has helped to nurture social and economic progress. Access to the railway station is safe and convenient facilitating public transport access to and from the village.

Improvements to pedestrian and cycle routes have increased levels of walking and cycling in the village and parking is no longer a significant issue for the station. Improvements have been made to key road junctions and pinch points around the village and measures have been implemented to deter speeding traffic.

**Environment:**

The health and wellbeing of all residents has been enhanced through the retention of central open spaces and improved access to the wider countryside. The village has retained its 'rural green village' feel with a network of high quality green spaces, trees hedgerows and ponds managed to encourage wildlife knitted together by connecting cycleways/ pathways.

The best of Thurston's historical buildings and spaces of value to the community, along with the surrounding countryside, have been protected and enhanced, recognising they are an important part of what makes Thurston a special place in which to live.

**3A – Guidance for Area Types:** Developing guidance for each area type by adjusting a set of design parameters.

**3B – Code Wide Guidance:** Agree on a set of policies that will apply equally across all area types.

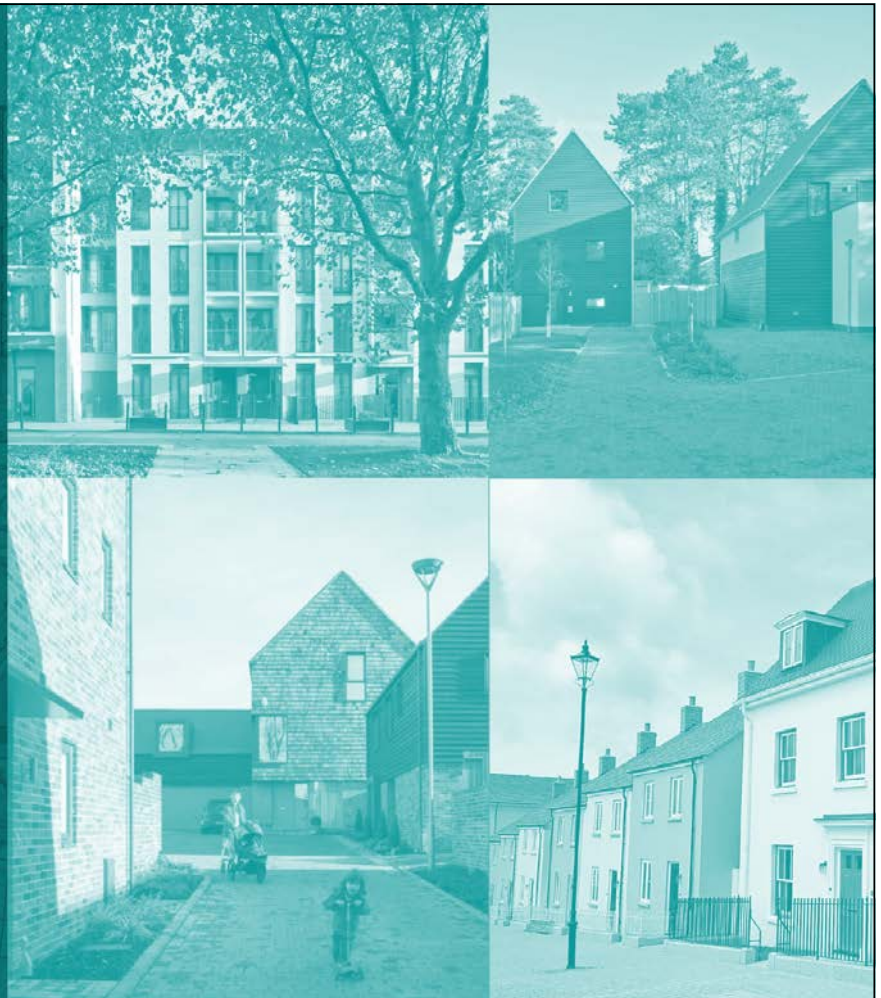


## National Model Design Code

### Part 2 Guidance Notes

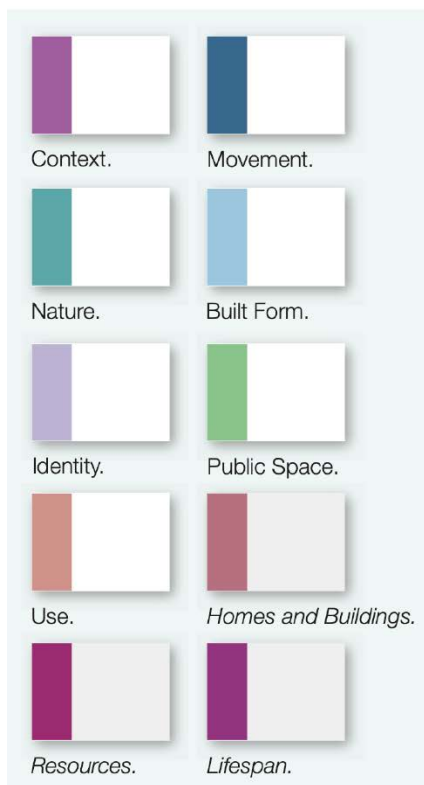


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**10 Characteristics of Well Designed Places**  
(National Design Guide Extract)



- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

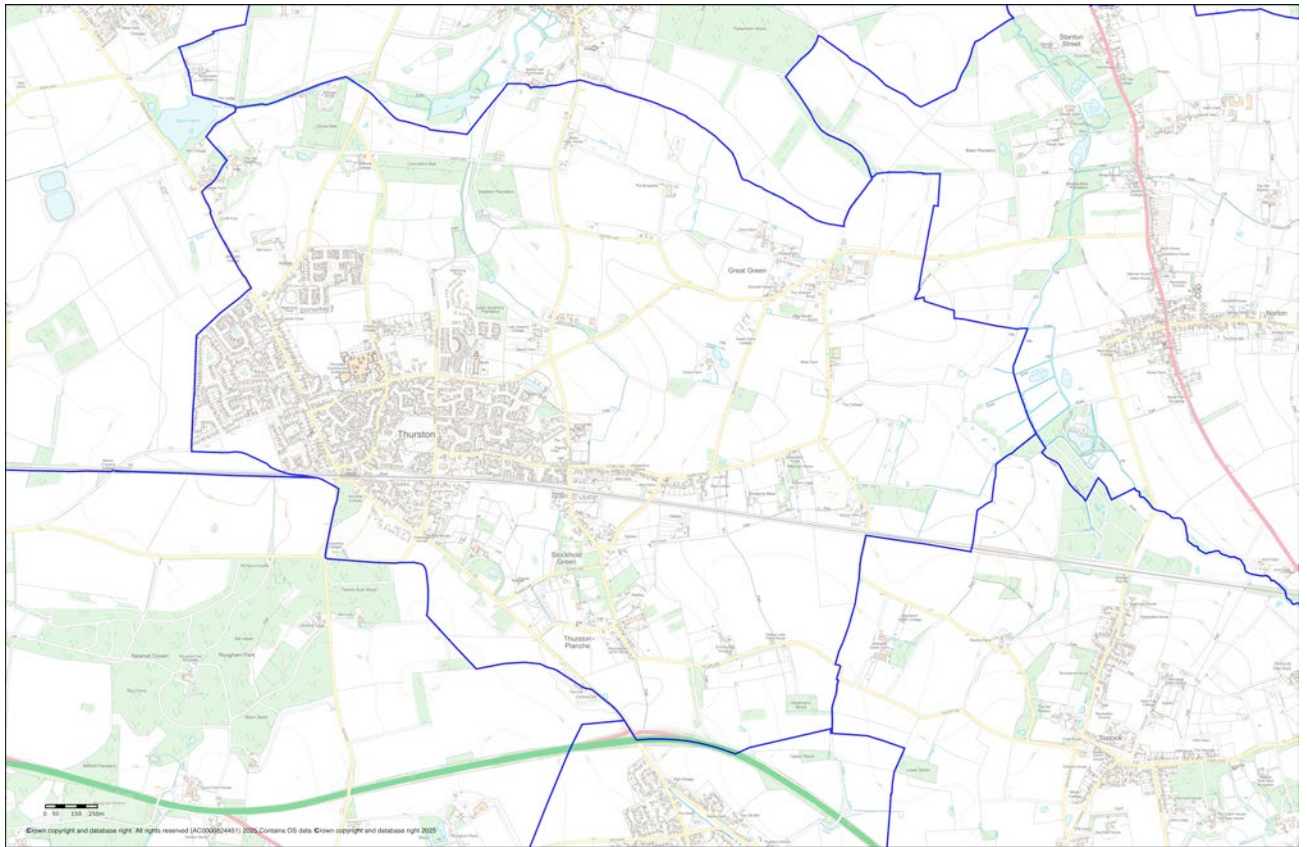
## 2. Thurston questions



## Thurston design

1. What makes Thurston special and distinct?
2. What are some recent developments in the parish, and what is the design quality of them? What is done well and what could be done better?
3. What does 'in-keeping' mean for Thurston?



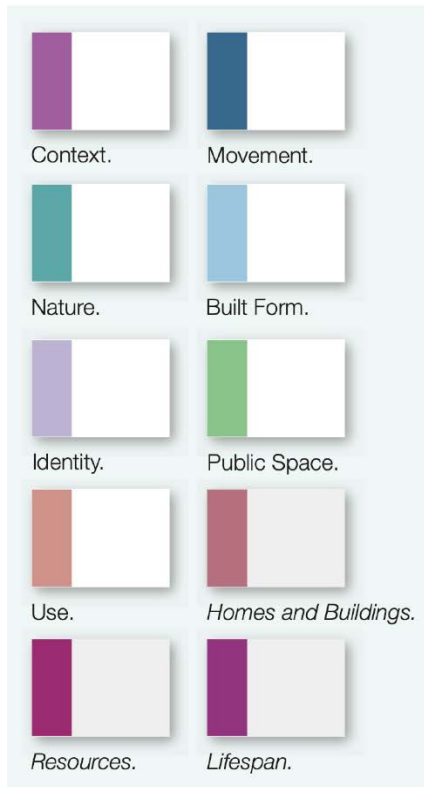


### 3. Walk round Thurston



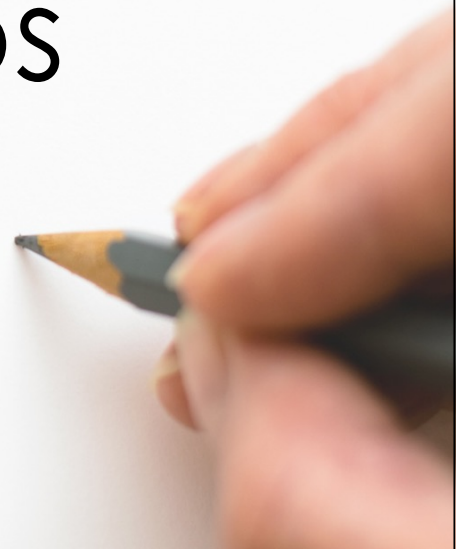
### 4. Content of the Design Code for Thurston





- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
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## 5. Next steps





# Next steps

1. Draft Design Code
2. Site visit to another place? Optional
3. Meeting to review draft Design Code
4. Finalise draft Design Code
5. Pre-submission consultation on the draft Neighbourhood Plan, including the Design Code