



Land Transfer to Thurston Parish Council

Thurston Parish Council

Paper: Agenda Item 10b – Land Transfer to the Parish Council

Reason: To receive details of the three parcels of land associated with DC/23/02429 as transferred to the parish council

Period covered: Current

Presented to Council: Full Council Meeting 2 September 2026

Date: 31.08.2026

Author: Responsible Financial Officer (RFO)

Summary

To receive details of the three parcels of land that have been transferred into the freehold ownership of Thurston Parish Council as specified in the planning permission (DC/23/02329) and the signed s106 and s111 agreements.

Background

Planning permission DC/23/02429 was granted on 10 July 2026 for:

A hybrid planning application consisting of:

- A full planning application for the erection of three dwellings with garaging and open space provision on the Norton Road site (not part of the fee proposal); and
- An outline planning application for the erection of up to seven dwellings with associated garaging on the Barrells Road site, involving the demolition of an existing building and the provision of allotments and community land with its own independent access and car parking on adjacent land.

As part of the associated Section 106 Agreement (dated 14 April 2026), land known as the Barrells Road Transfer Site is to be transferred to Thurston Parish Council for community purposes.

The transfer land is subject to requirements that it be retained in perpetuity for:

- Community recreation, sport and community facilities;
- Ecological enhancement;
- Landscape enhancement and management; and
- Other community purposes as defined within the Section 106 Agreement.

As part of the associated Section 106 Agreement, land known as the Norton Road Transfer Site is to be transferred to Thurston Parish Council for community purposes.

The transfer land is subject to requirements that it be retained in perpetuity for:

- Community recreation, sport and community facilities;
- Ecological enhancement;
- Landscape and woodland management; and
- Other community purposes as defined within the Section 106 Agreement.

As part of the Section 111 Agreement, land known as New Green (land to the west side of New Green) is to be transferred to Thurston Parish Council for community purposes.

The transfer land is subject to requirements that it be retained in perpetuity for:

- Community recreation, sport and community facilities;
- Ecological enhancement;
- Landscape management (to include a landscape, ecological and community facilities management plan as defined within the Section 111 Agreement).

Timescale

On 25 August 2026, the parish council was informed that the three transfer documents relating to Barrells Road, freehold land on the west side of Sandpit Lane and land on the east side of Manor Farm, Pakenham Road had been completed between the Myatt Family, Barrells Green Builders Limited and Thurston Parish Council.

Site Information

The Barrells Road Site forms part of land associated with the following Land Registry titles:

- SK395314 – Apple Tree Cottage, The Drift, Thurston, IP31 3RT (whole);
- SK395312 – The Bungalow, The Drift, Thurston, IP31 3RT (whole);
- SK40289 – part freehold land being land at Thurston, Bury St Edmunds – land edged red but excluding the land edged blue

The land on the west side of Sandpit Lane forms the land associated with the following:

- SK140500 – freehold land on the west side of Sandpit Lane, Thurston, IP 31 3SD to include the occupational lease dated 23 May 1988

The Pakenham Road site forms part of land associated with the following:

- SK150252 – land on the east side of Manor Farm, Pakenham Road (IP31 3QJ) – land edge blue and shaded blue on the plan

Recommendation

1. Council to accept the transfer of land into the parish council ownership (freehold) of the above parcels of land as of 25 August 2026.
2. Council to accept the requirement to comply with all [planning conditions](#) and [s106](#) and [s111](#) obligations as detailed.
3. Council to note that its legal team will now commence the application to register the title deeds at HM Land Registry. At this stage timescales as to how long it will take to register them are uncertain.

Proposed Resolution:

"The Parish Council resolves to accept the transfer of the following parcels of land into their ownership under freehold status:

- SK395314 – Apple Tree Cottage, The Drift, Thurston, IP31 3RT (whole);
- SK395312 – The Bungalow, The Drift, Thurston, IP31 3RT (whole);
- SK40289 – part freehold land being land at Thurston, Bury St Edmunds – land edged red but excluding the land edged blue
- SK140500 – freehold land on the west side of Sandpit Lane, Thurston, IP 31 3SD to include the occupational lease dated 23 May 1988
- SK150252 – land on the east side of Manor Farm, Pakenham Road (IP31 3QJ) – land edge blue and shaded blue on the plan.

The Parish Council further resolves to accept the requirement to comply with all [planning conditions](#) and [s106](#) and [s111](#) obligations as detailed.)"

Approved at the meeting of: 2 September 2026

Signed by:.....
Mr C Dashper, Chair