

THURSTON

Parish Infrastructure Investment Plans (PIIPs)

Costings and funding streams for projects to be considered under the Neighbourhood CIL (NCIL) Pot & those to be funded under matched funding streams including the Mid Suffolk Strategic CIL Pot

Review Period:

June 2024 – June 2025

Parish name(s)	THURSTON				
Area covered (if combined area)	Thurston				
Date of PIIP / Date adopted by Parish Council	17.10.2018			07.11.2018	
Dates of review of PIIP	28.01.2021	14.12.2022	16.08.2023	06.11.2024	
	18.05.2025				
Investment priorities	Appendix A (updated May 2025) contains the list of community infrastructure projects that will require funding				
Infrastructure Audit	Appendix B provides an update to the Infrastructure Audit that was carried out in 2018 with revisions as carried out in May 2025.				
External infrastructure audit	Appendix C lists the services and facilities that are outside the PIIP area and used by the community.				
Projected income – from all sources including external grants, CIL and Section106 income.	• External grants – unknown – none applied for • CIL – 15% of receipts collected by MSDC pre- 24.10.19 • CIL – 25% of receipts collected by MSDC post 24.10.19 • CIL – portion of the strategic pot of CIL monies retained by MSDC				
Neighbourhood CIL (NCIL) monies	Appendix D lists the projects that have been identified as potential funding from NCIL				
Neighbourhood CIL Monies	Appendix E lists the projects that have been funded from NCIL				
CIL Spending Review	Appendix F lists the Neighbourhood CIL Monies received from the District Council - as identified in the annual CIL reports submitted to Mid Suffolk District Council Reports submitted on a monthly basis to the Parish Council as a Spending Review				
Infrastructure outside the scope of NCIL	Appendix G lists the infrastructure that is to be brought forward as funded by development in Thurston outside of the scope of CIL				
Parish Council comment: It is expected that those analysing this audit will avail themselves of the work originally carried out by Thurston Neighbourhood Plan Team which can be found at: https://thurstonparishcouncil.uk/neighbourhood-plan/					

Community engagement - please confirm how you have sought the views of your community and how they have helped to inform your current and future needs.	Refer to: https://thurstonparishcouncil.uk/neighbourhood-plan/ In essence the Neighbourhood Plan consulted widely with the community over the course of its life and held public meetings; carried out surveys and questionnaires; sought comments from businesses, those running community facilities; those running clubs and providing services to residents. It held monthly meetings and monthly community engagement surgeries. All of the comments raised via the above forums were analysed and assisted in developing the Thurston Neighbourhood Plan which has fed into this audit on the current infrastructure in Thurston and has sought to inform future needs arising from approved (and built) development. The following lists should not be seen as closed and there is an expectation that as the significant growth in Thurston beds in there will be further infrastructure that is identified as lacking / missing / in need of enlarging etc. In November 2023, the planning committee of Thurston Parish Council were given delegated powers to review the PIIP as adopted in 2018 to ensure that the areas identified were relevant to the Thurston of 2024. Work was undertaken during 2024 into 2025 to ensure all Neighbourhood payments were aligned with the previously adopted PIIP. The Parish Council has a duty to spend CIL income on providing, improving, replacing, operating or maintaining infrastructure that supports the development of the parish council area or anything else concerned with addressing the demands that development places on the area. The CIL Regulations 2010 as amended state that the parish council must spend the CIL income they received from the District on either: • The provision, improvement, replacement, operation or maintenance of infrastructure; or • Anything else that is concerned with addressing the demands that development places on an area.
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	Providing CIL is spent in accordance with the above, CIL monies may be used to provide seed or match funding with other income streams and / or may be spent collaboratively with other parish councils, community interest companies or other providers to make the most efficient use of funding to benefit the community. The Parish Council works closely with the local community and infrastructure providers to identify potential improvement schemes, encouraging and, if applicable, sponsoring applications put forward. Applications are submitted to the Parish Council for full or part funding of a project. It is in the interests of Thurston Parish Council to make CIL monies collected go further by availing of opportunities such as match funding. The application process is centred upon a bidding round with consideration on a twice-yearly basis, with submission of bids by Applicants using the Application for CIL Funding form.
Expected growth – location, size and timing of development sites. What impact would these have on your community needs?	In 2021, the census, from data held at the Office for National Statistics, showed that there were 3,377 persons living in Thurston. This figure has yet to be analysed for growth given that seven of the significant development sites have commenced building with two fully completed. It is anticipated that development within Thurston on the approved sites will continue until 2028. Work is ongoing to ascertain predicted growth for 2025, 2027 and 2036 using planning approvals, predicted on windfall sites and Mid Suffolk Local Plan once the new full Babergh and Mid Suffolk Joint Local Plan review has completed its scoping and preparation stage of the plan as outlined in the Joint Local Development Scheme adopted in March 2025. It is however confirmed that, since 2017, 1,498 dwellings have been granted approval in Thurston (excluding the 97 flats residential flats on the Granary site, Station Hill) with a further 10 to be determined.

Babergh and Mid Suffolk Joint Local Development Scheme (March 2025)	Babergh and Mid Suffolk District Councils have published the new Local Development Scheme (LDS) – March 2025 and sets out the timetable for the production of the new full Joint Local Plan review. This Local Development Scheme updates and entirely replaces the Joint Local Development Scheme adopted in November 2023 and confirms that the Councils will now produce a full Joint Local Plan Review, instead of a Joint Local Plan – Part 2. Progress of the Local Development Scheme is reviewed at least annually as part of the Authority Monitoring Process, and this Local Development Scheme will be the subject of further review when the new Planning Regulations are published. The LDS was approved by Babergh District Council on 26 February and by Mid Suffolk District Council on 27 February. The Councils' Joint Local Plan Review will set the vision and objectives and the spatial development strategy for the Districts. It will contain a set of planning policies to guide development to 2044, building on the planning policies set out in the adopted Joint Local Plan Part 1 Development Plan Document, and responding to national planning policy requirements. For further details on the Babergh and Mid Suffolk Joint Local Plan Review please use this link to be directed to Mid Suffolk's website
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Key to Infrastructure categories

Priorities have been decided based on the following criteria:
1) Improving safety
2) Of benefit to a high proportion of the community
3) Promoting a greener environment
Key:
High-level importance
Second level importance
Third level importance
High priority items delivered through other organizations/funding streams

Appendix A – Infrastructure Projects to be Funded – updated 2025.

The areas within this appendix are regarded as the aspirations of and needs for community Infrastructure. They are based upon the gaps and/or deficits identified by the infrastructure audit as carried out in 2018 and updated in 2025. No particular weighting has been given to each identified aspiration or need as all are required to ensure that the expanding community of Thurston is able to grow without compromise.

Thurston Infrastructure Investment Plans - Priorities for Implementation				
	Rail-related	Road-related	Indoor Facilities	Outdoor Facilities
Larger Scale	Additional parking facilities for users of Thurston Railway Station.	Sustainable means of access which provides a network of cycleways and paths suitable for all users and which links housing and employment with services and facilities.	Community Venue - the provision of a range of facilities including rooms for health; a library; a large meeting room. This could be provided by a Community Hub, an extension to the current New Green facilities and/or individual new buildings and should include flexible accommodation.	A Multi Use Games Area with an anti-vandal outdoor fenced area with built in goal post units for various types of sports games, such as football, basketball or tennis. Expand to include pickleball . MUGA needs to be free at point of use – booking system?
	Safe crossing point at the Thurston Station Railway Crossing – Network Rail's risk assessment from 2019, updated in February 2020, made the recommendation as follows: closure and construction of a pedestrian ramp, layby and changes to the public road and footpath layout by redirecting the users for the up side a platform	Problematic pinch points within the village: Barton Road outside the Post Office – the congestion outside the post office is a problem even with the off-road car parking facility.	Provision of larger Parish Council Office premises – with the increase in services offered by the parish council and the open-door policy offered to residents, there is a requirement to ensure that there are a variety of spaces to allow staff to work collaboratively and	Community Football pitch with permanent goals erected.

	could be constructed exiting the station by means of a pedestrian ramp/steps adjacent to the up side and along the roadway as there is land adjacent to platform. With the census growing from the last risk assessment carried out in 2017 and new houses being built this was agreed as the preferred option.		individually. Traditional offices are needed as well as conference spaces and informal areas.	
		Norton Road / Station Hill Crossroads – lack of a recognized crossing point provides confusion for pupils accessing educational facilities on Norton Road.	Library – currently too small to accommodate the current use. The catchment area for the library will need to accommodate additional space for growth within the drawn area.	
		Thedwastre Road Bridge – priority system in place over the narrow bridge but there is limited space to install a system separating motorized users and pedestrians and cyclists.		Purpose-built recreational area for wheeled facilities to include (but not limited to) skateboarding, BMX, scooter, wheelchair, and inline skating.
		Pelican Crossing on Sandpit Lane - a pedestrian crossing on this busy road would assist pedestrians to cross the road at a dedicated area and do so in greater safety. Such a crossing should have certain facilities to assist disabled		Provision of a Dog Park would benefit the large number of residents with dogs and would reduce the necessity for owners to exercise their animals in inappropriate places.

		pedestrians who wish to cross, such as tactile paving and barrier.		
		Safe crossing points in the village - Barton Road. This road is very busy with high volumes of traffic and pedestrians. The majority of services are situated to the east of the road. Pedestrian crossings situated at suitable places along Barton Road will give people a safer place to cross the road.		
		Safe crossing points in the village - Sandpit Lane – from Thurston Park to New Green Open Space. This route is very busy with high volumes of school age children accessing the primary school from the west of the village through Thurston Parks. A pedestrian crossing situated opposite the entrance to the public footpath on Thurston Park would give vulnerable users a safer place to cross.		
		Safe crossing points in the village – bottom of Station Hill. This road is very busy with high volumes of traffic and pedestrians accessing services and the railway station. Pedestrian crossing situated at the bottom of the hill will provide		

		suitable places allowing pedestrians to find a safer place to cross the road.		
		Safe crossing points in the village - School Road. This road is very busy with high volumes of traffic and pedestrians. The majority of services are situated to the north of the road. Pedestrian crossings situated at a suitable place along School Road will give people a safer place to cross the road.		
		Improved signage and possibly mirrors at locally identified roads / junctions with visibility issues e.g. Church Road, Hollow Road, Pakenham Crossroads.		
		Official passing places along Church Road between crossroads at Norton Road and the northerly entrance into Rectory Gardens - narrow in places with restricted ability for cars and in particular buses (being a main bus route), large vehicles and machinery to pass. Currently there are three unofficial stopping areas, allowing passing to be achieved which are poorly maintained but well used.		

		Expansion of the 30mph zone along Barrells Road – the speed along the full stretch of this rural road where it interacts with the National Cycle Network and where there is a high footfall of people walking or cycling should be reduced. This road is very narrow, and slower speeds would allow people walking, cycling, horse riding and driving to interact in a safer way. This is particularly important as the rural aspect of the village has limited public transport links and fewer pavements making them more car dependent.		Provision of allotments – accessible to all in perpetuity – recorded benefits: social; mental well-being; healthy activity; sense of achievement and ability to participate in the production of fresh, local seasonal produce.
		Quiet Lane status for Pepper Lane and Oak Road – aim to ensure that the rural lanes remain for the benefit of everyone and are made safer for people to use for recreational activities and more active forms of travel. Both roads are very narrow, and the status of quiet lane would allow people walking, cycling, horse-riding and driving to interact in a safer way.		Provision of inclusive play equipment - provision of equipment that will enable all children to have the chance to play together. Equipment to be located within both existing and newly created recreational areas of the village.

		Bus Service – lack of a commercial service operating through the village during school holidays. The parish council, along with three other parishes, is trialing a twice weekly bus-taxi service into Bury St Edmunds. Trial runs from June 2023 until April 2024. A bid to the Bus Service Improvement Plan for funding was successful. Discussions will be held during Summer 2025 to establish the details of the funding and / or possible extensions. Effective July 2025, Mulley's Bus Services will be offering a new service to Thurston M40 from funding from the UK Government.		Provision of adventurous play equipment / area for 12+ - area to allow young people to develop intellectually, socially, emotionally and physically
	Thurston Railway Station Building – building of significance in a prime location. Currently the Grade II Listed Station Building is in poor condition with limited plans for restoration and future use. The building lies vacant.			

			Superfast broadband - Expanded across the whole of the village - basic broadband services with slow speeds will increasingly become a major setback as devices compete for the same limited bandwidth. Superfast broadband will provide improved performance for services that require an increased use of bandwidth.	
		Road signs within the settlement boundary – maintain an appropriate standard of street name plates to ensure that all can locate property effectively.		
		Dropped curbs at the bus stops at Heath Road and Genesta Drive – currently no dropped curb in the vicinity to allow users to get onto the road from the raised bus stop.		
			Commercial facilities – a broader range of commercial facilities to ensure that there is an active commercial centre in the village offering a range of community facilities and	

			local services that reduces residents dependence on travelling to larger centres.	
		Traffic Calming on entry to village – consideration of the use of Welcome to Thurston village entrance signs to visually inform vehicle drivers that they are entering a built-up area.		

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Appendix B – 2018 Infrastructure Audit with narrative update in 2025.

This audit was prepared using data collected in the consultation rounds of the Neighbourhood Plan work with commentary provided / updates where necessary.

	Infrastructure identified	Commentary in 2018 revised 2023	Added commentary 2025
1.	Railway Station	Currently there is a barrow crossing to access the platform for Cambridge bound trains. Network Rail has identified this as having an ALCRM Risk Category of D4 (individual risk / collective risk) with FWI (Fatalities and Weighted Injuries) being 0.003934376. Catchment area is Thurston and the surrounding villages and those using Thurston to access facilities and services in Thurston or elsewhere.	The updated commentary to the 2019 risk assessment carried out by Network Rail in February 2020, recommended that the closure and diversion option is progressed as the usage and the risk at the crossing would be unacceptable if any developments were to increase the amount of usage the crossing receives. Network Rail's recent assessment indicates that the barrow crossing has had some misuse when a stopping train is in platform, and another is due to come in with passengers crossing to catch trains ignoring the sirens and red mitigating warning lights. It is stated that any increase in usage would be unacceptable as the people ignoring the warning lights is likely to increase. Available information indicates that this crossing has a high proportion of vulnerable users and as such measures should be explored to reduce not only the individual but also the collective risk. MSDC has approved a CIL bid for Network Rail to undertake a feasibility study into the options available to close the barrow crossing £100,000. Study being undertaken 2023-2024 into alternative routes to the southern platform – report has been finalised with five funded options.

			Work is ongoing to drill down to a preferred option to be fully costed, and funding sources identified. No funding has been identified for the works that will be required although BMSDC's IDP states that potential funding sources are developer contributions from committed growth and JLP growth.
2.	Railway Station Car Park	This is limited to 12 spaces which is constantly full. On 9th April 2017 Network Rail's Assessment shows that usage was 133 passengers a day. A number arrive by car and park in residential and private areas causing issues. Catchment area is Thurston and surrounding villages and those using Thurston to access facilities and services in Thurston or elsewhere.	The Footpath Camera census covering a nine-day census between 28.06.23 and 07.07.23. Average for a 24-hour usage was 189 users a day. The Clerk has asked whether a weighting should be applied to this figure as the census was carried out when Years 11 (GCSE) and 13 (A level) students were on study leave and unlikely to have been using the station. A response has been given that such a weighting was included. However Network Rail is amenable to reviewing any data that the parish council is able to provide. The current car park is inadequate and results in residential amenities of neighbouring streets being impacted by their use as an overspill car park. The car park serving the Co-Op and other services on Station Hill is too tight thereby causing damage and congestion on Station Hill. Reconfiguration and extension of the area would be beneficial.

3.	Railway Station Building	Building is in a poor condition and lies vacant. Situation is as follows: Railtrack owns the building and leases it to Greater Anglia. Great Anglia wish to let it to a tenant who will refurbish it. The Railway Heritage Trust are positive about granting funds and giving guidance if a sustainable future can be planned for the building.	Mixed use of the lower two floors by community groups and/or offices and/or retail units could be investigated further. However a potential tenant will need to negotiate the lease from Greater Anglia and to manage the building. Should be noted that the terms of any letting agreement require the tenant to upgrade the building at their own cost. Understood to have limited parking spaces allocated to the building and access to the building may include costs associated in the negotiation of the rights of access with the owners of the land in front of the building.
4.	Community College	Thurston has a wide catchment area which includes but is not limited to surrounding villages. The school is within PAN numbers and will be drawing down on 2.00 hectares of additional land as granted under planning permission 4963/16. It is expected that the growth from the approval of in excess of 1,000 dwellings in Thurston (2015-2017) will be accommodated within the current land and facilities.	MSDC's IDP has shown a requirement to expand the school from 1940 to 2190 (September 2020). Phase One – land for car parking facilities and education open space (funding secured) – no timetable for achievement. Phase Two – expansion of college from 1500 to 1650 (funding secured) – no timetable for achievement. Phase Three – expansion of college from 1650 to 1800 (funding identified) – no timetable for achievement. Any further growth of the college, along with development within both Thurston and the catchment areas overall, will have a significant impact on the road structure and crossings.
5.	Thurston Primary School – School Lane now moved to Pond Road off Norton Road	The site is landlocked, and the school is at capacity. A new school is to be built on land at either land to the North of Norton Road or	New site was allocated in 2019/2020 off Pond Road, Norton Road. New school with a current

		to the west of Ixworth Road. At present the preferred option is for the former with a new school being able to accept pupils from September 2021. It is anticipated that the new school will be built for 420 pupils which should accommodate the growth that will arise from the approval of in excess of 1,000 dwellings in Thurston. The catchment area is Thurston and surrounding villages.	capacity of 420 (provision to expand to 630) was opened in September 2021. Expectation that increased accommodation will need to be accounted for by 2026-2027. A planning application has been submitted (May 2025) to construct a 210-place stand-alone teaching block and 30-place extension. Issues will arise with the expansion of the school and the inadequate provision for car drop-off / collection. Even at present the situation is poor with residential amenities impacted on a daily basis.
6.	Thurston Pre-School	Providing a facility for the Under 5's. There is limited space for expansion in the current facility and an additional facility was built adjacent to the new primary school providing a further 30 places. The catchment area is Thurston and surrounding villages.	Following the expansion of the provision of childcare, there are two settings within the village offering childcare from 3 months – 2.5 years and 2 years – 5 years. The new provision on the school site has a current capacity of 30 (provision to expand to 60). Expectation that increased accommodation will need to be account for by 2026-2027. June 2024 – there are currently no vacancies within the under 5's facilities in the village with parents reporting spaces not being offered until 2025/2026.
7.	Pre-School Facilities - private	There are no longer any private nurseries in the village providing facilities for residents of Thurston and surrounding villages.	Private nursery in the village closed in 2021-2022. A number of parents have reported difficulties in accessing childcare facilities as there are no pre-school places available.

8.	Pharmacy	The pharmacy is now situated in new premises on Station Hill. Catchment area is Thurston and surrounding villages.	The previous pharmacy was located in a small building within in the Granary complex on Station Hill. it was anticipated that the Pharmacy will move into larger premises once completed within the complex and be able to offer further health provision as is allowed within NHS guidelines.
9.	New Green Community Centre	Used for community activities. The centre has a large hall, meeting room, conservatory and a community café. However, space is limited as the main hall can only seat 200 and the meeting room and conservatory 50 each. 40+ groups use the indoor and outdoor community centre on a regular basis. It has a fully equipped kitchen. Catchment area is Thurston and surrounding villages.	The impact of growth in the village population along with an ageing population has given rise to the following concerns: • Current community building needs updating and refurbishing. • Entrance lobbies with regards to needs of an ageing population: wheelchairs; walking frames; mobility scooters • Storage space • Size with groups having to restrict numbers • Site is restricted in growth that can be allowed
10.	Cavendish Hall, Church Road	Used for community activities. Main hall can seat 103 and is used regularly by a variety of groups. The catchment area is Thurston and surrounding villages.	The impact of growth in the village population along with an ageing population has given rise to the following concerns: • Additional storage • Size of current facility
11.	Thurston Community Library, Norton Road	The library is able to seat 50 when not open to the public with a small adjacent room seating 15. It is restricted in size which will hinder expansion to accommodate the needs for the increase in population. The catchment area is Thurston, surrounding villages and all users of the Library facility.	The current location has issues in terms of parking. An extended car parking area will be required to ensure that current and future users of the library do not impact on the residential roads surrounding the library. Issue is the expansion of the College and the land / buildings that may become available. The ability

			to accommodate expansion plans given the growth of facilities offered by the library will become more apparent as growth in the catchment area occurs.
12.	The Rock, Church Road	A Church linked room which can accommodate 20 people. The catchment area is Thurston and surrounding villages.	The premises are still available to use.
13.	The Pavilion, Church Road	Can accommodate groups of 20 people when not in use by the Football Club. Is used as a recreational facility for smaller groups. The catchment area is Thurston and surrounding villages.	The use of the pavilion has been extended to provide a meeting venue for clubs such as Mah-jong and French for Tots during the week. The cricket club has since folded.
14.	Outdoor Leisure Facilities: ➤ Recreation Ground ➤ Heath Road ➤ New Green Open Space Area ➤ Private Rugby Club ➤ Facilities at Thurston Community College	<u>Recreation Ground</u> – play equipment for under 12s – catchment area Thurston and surrounding villages. Football pitch with goals (removed after each game) – catchment area those belonging to the clubs. Catchment area for football – those belonging to the club. <u>Heath Road</u> – play equipment for under 12s. Basketball hoop. Informal play area. Catchment area is Thurston and surrounding areas. <u>New Green Community Open Space area</u> – under 12's play area; basketball hoop with a small, surfaced area; boules court; cocowave swing; carousel; outdoor gym	The parish council, as sole trustee of the Recreation Ground, will be seeking to submit external funding for reconfiguration of the facilities within the pavilion. As the cricket club has folded, the square on the recreation ground on Church Road is no longer maintained by the club with the whole area now being maintained by the parish council and open to all to use. Additional play equipment has recently been installed within the open space area at New Green: cocowave swing; carousel; outdoor gym equipment. Within the grounds of Thurst Café, additional play equipment has also been installed.

		equipment; goal posts; croquet lawn – catchment area is Thurston and surrounding villages. Private <u>Rugby Club</u> with pitches and clubhouse – catchment area is those belonging to the club. <u>Community Use and Fitness Suite Facilities</u> at Community College now managed by the College – financial support for community use provided by parish council. Catchment area is those paying a membership fee.	2024 – inclusive play equipment was added to that already in the fenced play area at New Green open space. Facilities at Community College used to be managed by a commercial provider .
15.	Bus Stops	At various locations throughout the village including a number on main key movement routes with no bus shelter provision.	A number of bus stops have been funded by a District CIL bid and developers alike. There is currently no bus service operating through the village during school holidays. The parish council, along with three other parishes, is trailing a twice weekly bus-taxi service into Bury St Edmunds. A bid to the Bus Service Improvement Plan for funding for this service was successful. The scheme is currently under review as to whether the funding which is due to cease in August 2025 will be extended. There are two bus stops within Thurston (Heath Road and Genesta Drive) with no dropped curb in the vicinity to allow users to get onto the road from the raised bus stop. May 2025 – indicative conversations with Suffolk County Council have suggested that this may be able to be funded from capital

			funding under the Bus Service Improvement Grant from the Department of Transport. part of a joint CIL bid against the MSDC Strategic CIL pot / June 2024 – as part of the infrastructure contributions, Housing 21 will be providing upgrades to the Bus Shelter currently situated on Heath Road. July 2025 – Mulley’s will be provided a service from Thurston to Bury St Edmunds servicing existing bus stops in the village.
16.	Commercial Facilities. The catchment area is Thurston and surrounding villages.	Post office with shop and services; butchers’ shop; fish and chip shop; public houses (2); garage with fuel, shop and services; estate agent; hairdressers; barber’s shop; café on Station Hill; sandwich shop on Barton Road; 4 places to service cars; caravan park; hotel.	Additional commercial facilities since 2018: Co-Op store. The plant centre and tea shop and charity farm are now closed. The café on Station Hill is currently closed.
17.	Community facilities. The catchment area is Thurston and surrounding villages.	Beaver, Cub and Scout groups; Brownie group; Air Cadets; clubs for: bridge, Mah-jong; quilting, cricket, croquet, football, gardening, pickleball, rugby, Over 55’s lunch club; Mothers Union; Women’s Institute; singing group; toddler group; sewing bee group and bell ringing group.	Pickleball is now an active club in the village with 30+ members and growing.
18.	Pelican crossings. The catchment area is Thurston and surrounding villages.	Station Hill and Norton Road junction.	Funding is available from S106 monies for the installation of a crossing at the junction of Norton Road and Station Hill from the Significant Five. Suffolk County Council have yet to implement this crossing.

			MSDC have previously stated that they would support the installation of a Tiger crossing, officially called parallel crossings, which combines a pedestrian zebra crossing with a crossing for cyclists. They are often known as tiger crossings because early examples featured yellow stripes on black tarmac. This is to be funded, under a s106 agreement, from funding coming forth from planning permission for land to the east of Ixworth Road (St Peter's Chase) being brought forward by Barrett David Wilson Homes. Parish Council is actively engaged with the developer to ensure that this is delivered as soon as possible. The s106 provides trigger points for the design and the installation.
19.	Sandpit Lane – uncontrolled crossing point, close to School Road. The catchment area is Thurston, surrounding villagers and those accessing the services and facilities in Thurston	Confusion arises for pedestrians and motor vehicles using the crossing as to priority.	Council commissioned a feasibility study in 2022 by Suffolk County Council which indicated that a crossing at this point in the village would not be supported.
20.	Thedwastre Road Bridge	Whilst a priority system has been installed at this pinch point in the village, space is required at the side of the road for pedestrians to also pass in safety. The road is narrow, and drivers approach the bridge with undue speed and attention.	Speed tables or speed cushions are required along with a separation of road users given that this route will become a priority route to services and facilities from the development on Beyton Road.
21.	Superfast Broadband		Works are ongoing by Open Reach / Citi fibre to develop a full fibre rural network in the vicinity.

22.	Sandpit Lane – crossing point Thurston Park to New Green Public Open Space	This route is very busy with high volumes of school age children accessing the primary school from the west of the village through Thurston Parks. A pedestrian crossing situated opposite the entrance to the public footpath on Thurston Park would give vulnerable users a safer place to cross.	A safety audit was completed for the scheme known as Thurston Park, situated on Sandpit Lane in October 2023, which did not raise an issue with pedestrians crossing at the location. The parish council's concerns regarding this matter have been raised with the developer and SCC Highways are liaising with them and the designer to reduce the risk of children running out onto the carriageway.
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Appendix C – 2018 External Infrastructure Audit with narrative update in 2025.

List of services and facilities outside the PIIP area that are used by the community. This audit was prepared using data collected in the consultation rounds of the Neighbourhood Plan work and is based on community engagement and a review of documentation within the public realm.

	Infrastructure identified	Commentary	Updated position 2025
1.	Doctor's Surgery	There is no doctor's surgery in Thurston. The doctor's surgeries used by residents of Thurston are based in Woolpit, Ixworth and Bury St Edmunds	No such facility in Thurston.
2.	Health Provision	Specific services such as podiatry, chiropody, health visitors, pharmaceutical services	No such facility in Thurston.
3.	Dental Practice	There is no dental practice in Thurston. The practices used by residents of Thurston are based in Bury St Edmunds or further afield.	No such facility in Thurston.
4.	Community Hall	Large enough to hold approx. 400+ people	No such facility in Thurston.
5.	Football Pitches / Basketball / Tennis	Community based which should be free at point of use – perhaps a booking system.	No such facility in Thurston.
6.	Skatepark / BMX track	Wheeled facility to allow for use by items equipped with or having wheels	No such facility in Thurston.
7.	Adventurous type play for 12+	Equipment designed to be child led play where young persons are able to experience subjective feelings of excitement, thrill and fear	No such facility in Thurston.
8.	Pre-school Provision	Current provision is full.	No privately run facilities in Thurston.

Appendix D - PIIP Projects originally identified under the 2018 adopted PIIP with updated commentary

The list within this appendix are regarded as the aspirations of and needs for community Infrastructure. They are based upon the gaps and/or deficits identified by the infrastructure audit as carried out in 2018 and updated in 2025. No particular weighting has been given to each identified aspiration or need as all are required to ensure that the expanding community of Thurston is able to grow without compromise.

For details of the priorities to be taken forward, please see Appendix A.

Thurston Parish Infrastructure Investment Plans - Priorities for Implementation				
	Movement related	Indoor Facilities	Outdoor Facilities	Updated 2025
Larger Scale	Sustainable means of access which provides a network of cycleways and paths suitable for all users and which links housing and employment with services and facilities.			Provision has been included within all new developments since 2017 to ensure that each links housing with the services and facilities in the village. Major developments underway or coming forth: • Thurston Park, Sandpit Lane • Cavendish View, Norton Road • College Park, Ixworth Road • Grange Park, Barton Road • Thurston Grove, Beyton Road • The Hedgerows, Norton Road • St Peter's Chase, Ixworth Road
			A Multi Use Games Area with an anti-vandal outdoor fenced area with built in goal post units for various	Expanded to include pickleball – growing club with 40+ members.

			types of sports games, such as football, basketball, tennis and pickleball.	MUGA needs to be free at point of use – parish controlled under a booking system?
			Community Football pitch with permanent goals erected.	
Safe			Purpose-built recreational area for skateboarding, BMX, scooter, wheelchair, and inline skating.	There is still the desire to provide such a facility in the village, but land has not yet come forward. An offsite contribution for a wheeled facility is included within the signed s106 for planning application DC/19/02090 (Ixworth Road) as granted under appeal.
Smaller Scale	Safe crossing points in the village – upgrade of shared use crossing to a Pelican Crossing on Sandpit Lane.			Feasibility study undertaken in 2022 by Suffolk County Council on behalf of the Parish Council, crossing point not supported.
	Safe crossing points in the village – Pelican Crossing on Barton Road.			This is linked to application DC/19/02090 under a s106 agreement.
	Safe crossing points in the village – crossing on Station Hill.			This is linked to application DC/19/02090 under a s106 agreement.
	Safe crossing points in the village – crossing on Ixworth Road.			This is linked to application DC/19/02090 under a s106 agreement.
	Safe crossing points in the village – crossing on School Road			Parish Council to explore this further with Suffolk County Council and Suffolk Constabulary
			Provision of a Dog Park - benefit to the large number of residents with	

			dogs and would reduce animals being exercised in inappropriate places.	
			Electric Vehicle Charging Points - electric vehicles are a cleaner, greener alternative to diesel and petrol.	2 Charging points in the Recreation Ground Car Park – funded under NCIL in 2023 by the Parish Council. Communal charging points included within planning permission for Thurston Grove on Beyton Road, Cavendish View on Norton Road and St Peter's Chase on Ixworth Road.
	Improved signage and possibly mirrors at locally identified roads / junctions with visibility issues e.g. Church Road, Hollow Road, Pakenham Crossroads.			Ongoing discussions with stakeholders to determine the way forward. Initially reporting of issues on the Suffolk County Council Highways Reporting Tool.
	Traffic Calming on entry to village – consideration of the use of Welcome to Thurston village entrance signs to visually inform vehicle drivers that they are entering a built-up area.			Council to seek permission to site Village Entrance signs on Barton Road, Ixworth Road and Norton Road – similar to that in situ on Beyton Road – at the commencement of the 30mph speed limits.

Appendix E – PIIP Projects Funded from Neighbourhood CIL Monies as well as those arising from bids to the Neighbourhood CIL Monies held by the Parish Council

Thurston Infrastructure Investment Plans Projects Implemented using Neighbourhood & District CiL Monies				
	Infrastructure related	Community Facilities including wellbeing	Outdoor Facilities	Funding Stream
Smaller Scale			Recycling facilities – provision of area for paper, glass and textile recycling – New Green Car Park	Neighbourhood CIL Bid – Project completed £30,040
	Bus Shelters at following locations: South of Norton Road opposite College; North of Norton Road adjacent to the College; Sandpit Lane on New Green near School Road			CIL Infrastructure Bid – successful bid for four bus shelters (amended to 3) – 1 x Sandpit Lane and 2 x Norton Road - Costs including design, grounds works & shelters = £17,800.
	Recreation Ground Car Park – refurbishment of the car park with a more permeable surface along with creation of disabled bays			Neighbourhood CIL Bid – Project completed £22,617.
			Upgrade of CCTV at the New Green Centre	Neighbourhood CIL Bid by New Green Community Centre – project completed £850.

		Thurston Library – Creation of a Children's Centre in the Library		Neighbourhood CIL Bid – Project completed £5,000.
			Community Shelter – new community shelter located on New Green Public Open Space.	Neighbourhood CIL Bid – Project completed £7,750
			Installation of CCTV at the Pavilion and Cavendish Hall including ANPR camera in the Recreation Ground Car Park	Neighbourhood CIL Bid – Project completed £6,261 Ongoing maintenance - £202
			Provision of dog bag dispensers, grit bins and litter bins in new locations in the village close to footpaths used by the public	Neighbourhood CIL Bid – Projects completed £3,256 Neighbourhood CIL Bid – 23-24 Project Completed £394
	Footpath leading to Church – enhanced footpath ensuring all users of Church and Churchyard are able to access the facilities in a safe manner			Neighbourhood CIL Bid – Project completed £4,021
		Village Welcome Booklet – aim to promote community cohesion and an understanding of the parish and its services and facilities		Neighbourhood CIL Bid – Project completed £1,7896

			Provision of benches within the Recreation Ground – upgrade of benches to create a place for communal use.	Neighbourhood CIL Bid – 23-24 £7,838; 24-25 £652
			Provision of parish council noticeboards – ability to enable information to be disseminated via all forms of communication	Neighbourhood CIL Bid – Project completed £5,380
	Recreational Facilities Feasibility Study – commissioning of an independent body to carry out an audit of recreational facilities – current and those coming forth			Neighbourhood CIL Bid – Project completed £7,012
			New Green Public Open Space – maintenance of the area has been transferred to the parish council	Neighbourhood CIL Bid for year 22-23 (thereafter included in revenue costs) – Project completed £12,810
			Recreation Ground Public Open Space – tree and hedgerow maintenance of the area is within the remit of the parish council; maintenance project for one year only for all aspects of maintenance	Neighbourhood CIL Bid for 22-23 for trees, hedgerow and maintenance (the latter included in revenue costs) – Project completed £13,685. Neighbourhood CIL Bid for 23-24 for major tree work – Project completed £2,233
		PCSO – Funding of a PCSO dedicated to the		Neighbourhood CIL Bid for 21-23 as new 2-year contract

		village of Thurston		commenced 01.04.21 – Project completed £78,850 Neighbourhood CIL Bid for 23-25 – new contract and new provision- £88,194 (part CIL funded)
		New Green Centre – provision of Buggy Store and Commercial Parasols		Neighbourhood CIL Bid – Project completed - £23,648
		Cavendish Hall – contributions to the new heating system and audio visual project		Neighbourhood CIL Bid – Project completed - £48,000
		New Green Centre – contribution to the provision of external doors to the centre		Neighbourhood CIL Bid – Project completed - £21,338
		Cavendish Hall – contributions to new chairs		Neighbourhood CIL Bid – Project completed - £3,383
	Upgrade of streetlights – change of lamps to LED as current lighting system not supported including upgrade of a number of poles			Neighbourhood CIL Bid – Project completed - £42,561

	New street lights – provision of two new street lights on Barton Road			Neighbourhood CIL Bid – Project completed - £4,850
		Thurston Library – upgrade of key infrastructure – tables and chairs and storage		Neighbourhood CIL Bid – Project completed £2,648
		Thurston Library – provision of sensory garden		Neighbourhood CIL Bid – 24-25 £5,270 – project ongoing.
			Provision of bird boxes – encouragement of bio-diversity	Neighbourhood CIL Bid – Project completed £504
			Recreational facilities – provision of cocowave swing and heavy-duty goal posts at New Green open space area	Neighbourhood CIL bid – Project completed £14,462
			New Green Wildlife Area – refurbishment project to create a welcoming space for villagers – current and future	Neighbourhood CIL bid – 23-24 £1,363; 24-25 £599
			Recreational facilities – provision of inclusive play equipment within the fenced play area at New Green open space area	Neighbourhood Cil bid – Project completed £27,284
			Bio-diversity audit - commissioning of an independent body to carry out an audit of the natural environment – current and areas coming forth	Neighbourhood Cil bid – Project completed £1,449

	Safe crossing points in the village – upgrade of shared use crossing to a Pelican Crossing on Sandpit Lane			Neighbourhood CIL Bid – Project completed £2,942
	Provision of outside classroom – for the use of the Before and After School as run by Thurston Preschool			Neighbourhood CIL Bid – Project completed £30,000
			Provision of parish noticeboards – ability to enable information to be disseminated via all forms of communication	Neighbourhood CIL Bid – 22-23 - Project completed £3,210 Neighbourhood CIL Bid – 23-24 Project partially complete £938. Project completed 24-25 £1,345.
	Norton Road – civil parking enforcements – 50% contribution for linage outside of the Community College			Neighbourhood CIL Bid – Project paid £4,755
		Community events – High Street Safari and the Big Weekend		Neighbourhood CIL Bids – Project completed £1,614
	Rougham CofE School – contribution to swimming pool refurbishment			Neighbourhood CIL Bid – Project completed £12,500
			War Memorial – restoration of the listed memorial	Neighbourhood CIL Bid – Project completed £840

			Defibrillator – balance of funds for unit to be placed at Parish Council Office at New Green Centre	Neighbourhood CIL Bid – Project completed £290
			Thurston Newsletter – increased costs in production due to the wider distribution of the newsletter to all residents	Neighbourhood CIL Bid – 21–23 £12,251; 23–24 £5,419 24-25 £4,806. Project ongoing.
	Village maintenance works – minor roadside works undertaken to ensure the safety of all users of the public highway.			Neighbourhood CIL – Project completed £6,710
	EV Charging Points – provision of a facility to allow conversion to cleaner, greener alternative to diesel and petrol.			Neighbourhood CIL – Project completed £9,275
		Thurston Library – support for increased hours		Neighbourhood CIL Bid – 22-23 £2,700; 23-23 £2,700; 24-25 £2,700.
		Community events – Drama Project – Thurton Community Players		Neighbourhood CIL Bid – 23-24 £5,497; 24-25 £3,345 – project to be completed 25-26.
		Community events – Community use of venues – project in conjunction with Thurston Community College		Neighbourhood CIL Bid – Project completed £10,000.

		Community events – Christmas Tree Lights – Thurst Café		Neighbourhood CIL Bid – Project completed £1,363
			Play Area Safety Matting - installation of safety matting at the play areas on New Green and Church Road	External funding as well as Neighbourhood CIL Bid – Projected completed £23,487
			Footpath – St Peter’s Churchyard – restoration of footpath to allow safe access to the churchyard	Joint funding with others – Neighbourhood CIL Bid – Project completed £4,021
		Community Events – provision of 2 No. defibrillators		Joint funding with others – Neighbourhood CIL Bid – Project completed £2,830
		Community Events – small grant donations for new and existing clubs in the village of Thurston or for those that provide assistance to the community of Thurston		Neighbourhood CIL Bid – 23-24 £3,500; 24-25 £4,280
			Grounds maintenance – maintenance of the grounds at the Recreation Ground, Church Road	Neighbourhood CIL Bid – Project one year 23-24 completed £1,450 (now included within council’s revenue budget)
	Allotment Project – Thurston Park – legal costs, capped, for transfer and associated costs in bringing the land forward			Neighbourhood CIL Bid – legal works £1,997. Transfer completed early 2025. Allotments allocated April 2025. Funding allocated for overall provisioning £5,000

	Allotment Project – land connected to planning application - DC/24/02430			Neighbourhood CIL Bid – 23-24 £8,479. Project ongoing.
	Rural Transport – provision of a taxi-bus service in conjunction with neighbouring parishes			Neighbourhood CIL Bid – 24-25 £451. Project completed as project being externally funded
		Pavilion, Church Road – reconfiguration of the current layout of the existing facilities to ensure ongoing viability of the community facility.		Neighbourhood CIL Bid – 24-25 £1,725. 25-26 £1,510 Project ongoing
		Cavendish Hall – contributions to new flooring		Neighbourhood CIL Bid – 23-24 £4,000 – monies to be claimed 25-26

Appendix F – Neighbourhood CIL Monies Received

Date Received	Planning Details	Details / Location	Monies received	Expiry Date
16.04.18	4800/16	Plancheway, Hollow Lane (extension)	814.85	16.04.23
16.04.18	4800/16	Plancheway, Hollow Lane (extension)	814.85	16.04.23
14.10.19	18/01376	Highfield, Norton Road (175 dwellings)	62,516.95	14.10.24
18.04.20	19/01602 18/03547 18/01376	Land on north side Norton Road (87 dwellings) Land on west of Ixworth Road (250 dwellings) Highfield, Norton Road (175 dwellings)	105,183.39	15.04.25
14.10.20	18/01376	Highfield, Norton Road (175 dwellings)	62,516.95	14.10.25
07.04.21	18/01376 19/01602 18/03547	Highfield, Norton Road (175 dwellings) Land on north side Norton Road (87 dwellings) Land in west of Ixworth Road (250 dwellings)	147,739.69	07.04.26
11.10.21	17/02232 19/01602 18/03547 4942/16	Land on west side of Barton Road (129 dwellings) Land on north side Norton Road (87 dwellings) Land on west of Ixworth Road (250 dwellings) Land at Meadow Lane (64 dwellings) Land west side of Barton Road (129 dwellings)	160,177.08	11.10.26
22.04.22	18/01376 17/02332 4942/16	Highfield, Norton Road (175 dwellings) Land on west side of Barton Road (129 dwellings) Land at Meadow Lane (64 dwellings)	43,508.94	22.04.27
11.10.22	4942/16 21/02372	Land at Meadow Lane (64 dwellings) Ashdown, Poplar Farm (1 dwelling)	28,319.11	11.10.27
17.04.23	4942/16 17/02232	Land at Meadow Lane (64 dwellings) Land on west side of Barton Road (129 dwellings)	64,880.50	17.04.28
13.10.23	DC/20/01249	Land on north Side of Norton Road (104 dwellings)	28,870.83	13.10.28
15.04.24	DC/20/01249 DC/21/01615	Land on north side of Norton Road (104 dwellings) Saltash, Cedars Close (2 dwellings)	37,281.00	15.04.29
12.10.24	DC/20/01249	Land on north side of Norton Road (104 dwellings)	57,741.66	12.10.29
14.04.25	DC/20/05894 DC/20/01716 DC/24/02330	Land south-west of Beyton Road (210 dwellings) Land on the north side of Norton Road (60 dwellings) Land west of Ixworth Road (59 dwellings)	197,551.20	14.04.29

Appendix G - Infrastructure that is to be brought forward as funded by development in Thurston which forms part of Mid Suffolk's identified Infrastructure Development Plan.

The following will be funded from either:

1. **S278 works – to be delivered against an approved plan by the developer themselves.**
2. **S106 works – to be delivered by Suffolk County Council with funds taken from developers.**
3. **Mid Suffolk District Council – strategic CIL allocations with funds levied against and paid for by the developers.**

Type of Infrastructure	Detail	Funding Source	Timescales
Bus Stop	Norton Road east of Rylands Close	S278 Highway works agreement lodged against The Hedgerows, Norton Road	Contribution due on occupation of first dwelling
Crossing Points	2 pedestrian crossing (uncontrolled) south of Cloverfields and north of Sandpit Drive	S278 Highway works agreement lodged against Thurston Park, Sandpit Lane	Completed 2022
Crossing Points	Pedestrian crossing (uncontrolled) between Meadow Lane and Station Hill	S278 Highway works agreement lodged against The Hedgerows, Norton Road	Clarification sought as to whether this is still to be provided
Crossing Points (uncontrolled)	From site to the south to north across Norton Road	S278 Highway works agreement lodged against Cavendish View, Norton Road and Thurston Park, Sandpit Lane	Completed 2022
Cycle / Footway	Modifications to improve cycle/pedestrian facilities on Meadow Lane	S278 Highway works agreement lodged against The Hedgerows, Norton Road & Cavendish View, Norton Road	Completion due by occupation of 50% of dwellings
Education – District CIL	Expansion of current facilities to accommodate growth	S106 levies lodged against all development coming forth	Bids have been allocated for pre-school expansion, primary school expansion and secondary school expansion.

			CIL bids paid to date: £1,781,462 community college expansion £421,298 additional college land £188,548 additional college land – increased costs
Footway	New PROW along southern boundary to heath Road to link to Cycle Route 51	S106 lodged against Grange Park, Barton Road	To be delivered by 2027.
Footway	Footway on north side of Norton Road east towards Church Road	S278 Highway works agreement lodged against Cavendish View, Norton Road	Completed 2022
Footway	Provision of metalled footway along Church Road	S278 Highway works agreement lodged against Thurston Park, Sandpit Lane	Completed 2023
Footway	Extension of footway along Barton Road	S278 Highway works agreement lodged against Grange Park, Barton Road	Completed 2022
Footway	Improvement to PROW 006 (metalled)	S38 lodged against Thurston Park, Sandpit Lane	Completed 2024
Footway	Improvement to PROW 007	S106 lodged against Cavendish View, Norton Road	Completed 2023 Additional works to be carried out in 2025
Footway	Improvement to PROW 018 (upgrade to shared route)	S106 lodged against College Park, Ixworth Road	Completed 2023
Footway	Improvement to PROW 001	S106 lodged against College Park, Ixworth Road & Cavendish View, Norton Road	Completed 2024
Footway	Upgrading of PROW 001 to a shared cycleway/footway.	S106 lodged against St Peter's Chase Ixworth Road.	Timescales and conditions uncertain.

	Provision of a bridleway to run adjacent.		
Shared Footway/Cycle path	West side of Ixworth Road from Norton Road to site	S278 Highway works agreement lodged against College Park, Ixworth Road	Ongoing issues with installation
Shared Footway/Cycle path	From site on west side of Ixworth Road to the Rugby Club	S278 Highway works agreement lodged against College Park, Ixworth Road	Completed 2022
Health Provision	Additional provision for facilities at existing healthcare providers.	CIL levied against all development coming forth	No bids currently coming forth
Highway Improvements	Fishwick Corner	S278 lodge against developer for Thurston Grove, Beyton Road.	Completed November 2024
Highway Improvements	Pokeriage Corner	S278 lodged against developer for Thurston Grove, Beyton Road.	Completed May 2025
Highway Improvements	Bunbury Arms Junction	S106 Highway works agreement lodged against Cavendish View, Norton Road; Thurston Park, Sandpit Lane; The Hedgerows, Norton Road; College Park, Ixworth Road; Thurston Grange, Barton Road; Thurston Grove, Beyton Road and St Peter's Chase, Ixworth Road.	In design stage. Expected completion 2025-2026.
Highway Improvements	Creation of mini roundabout at Beyton Road junction and pedestrian improvements on existing footway. Works to be co-ordinated with others on the network.	S278 lodged against developer for Thurston Grove, Beyton Road.	Under construction expected to be complete July 2025
Highway Improvements	Fishwick Corner junction to rail bridge – improved surface link for pedestrians and cyclists	S106 levies lodged against developer for Thurston Grove, Beyton Road	Summer 2026 expected delivery.

Highway Improvements	Norton Road/Ixworth Road Junction Improvements	S278 lodged against developer for St Peter's Chase, Ixworth Road	Timetable of delivery still to be agreed.
Highway Improvements	Station Hill Pedestrian Crossing	S278 lodged against developer for St Peter's Chase, Ixworth Road	Timetable of delivery still to be agreed.
Library	Additional provision for libraries	CIL levies lodged against all development coming forth	No bids currently coming forth
Rail	Transport improvement	S106 levies lodged against development to the west of Beyton Road and the east of Ixworth Road as contributions to the agreed solution to the barrow foot crossing at Thurston railway station. CIL levies lodged against development to fund feasibility studies into developing an option to be delivered at Thurston railway station. Work being undertaken by Network Rail as the strategic partner.	CIL bids paid to Network Rail to date: Feasibility study: £100,000 Option selection: £6,000 Option development: to be allocated
Speed Limits	Extension of 30mph along Norton Road, Church Road and Pakenham Road	S106 lodged against Thurston Park, Sandpit Lane & Cavendish View, Norton Road	Installed 2021
Speed Limits	Extension of 30mph along Barton Road	S106 lodged against Grange Park, Barton Road	Installed 2021
Speed Limits	Introduction of 40mph speed limit on Mount Road/Thurston Road/New Road		Installed 2019
Speed Limits	Extension of 30mph along Ixworth Road	S106 lodged against College Park, Ixworth Road	Installed 2019
Street Furniture	Bus Shelters – Norton Road and Sandpit Lane	CIL – strategic CIL fund from development in Thurston	Installed 2021 – funds £17,800
Street Furniture	Bus Shelters – Sandpit Lane x 2	S278 Highway works agreement lodged against for Thurston Park, Sandpit Lane	Installed 2021 – adoption by SCC date tbc.

			Transfer into the remit of the PC – date tbc.
Street Furniture	Bus Shelter improvements – Maltings Garth – drop kerb to the south and north of heath Road	S278 Highway works agreement lodged against Michaelmas Court, Heath Road	To be completed – December 2024/January 2025
Street Lighting	Provision of street lighting along Church Road new footway	S278 Highways works agreement lodged against Thurston Park, Sandpit Lane	Not implemented due to impact on biodiversity
Highway Improvements	Fishwick Corner	S278 lodge against developer for Thurston Grove, Beyton Road.	