

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 – April 2025**

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| Parish name(s) | THURSTON | | |
| Area covered (if combined area) | Thurston | | |
| Date of PIIP | 17.10.2018 | | |
| Date adopted / approved by Parish Council | 07.11.2018 | | |
| Dates of review of PIIP | 28.01.2021 | 05.10.2021 | |
| | 14.12.2022 | 16.08.2023 | |
| | 20.12.2023 | 06.11.2024 | |
| | 04.04.2025 | | |
| Investment priorities | Appendix A (updated April 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 March 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. | <ul style="list-style-type: none">• 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 - <i>as identified in the annual CIL reports submitted to Mid Suffolk District Council</i> <i>Reports submitted on a monthly basis to the Parish Council as a Spending Review</i> | | |
| 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: <i>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:</i> https://thurstonparishcouncil.uk/neighbourhood-plan/ | | | |

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| <p>Community engagement - please confirm how you have sought the views of your community and how they have helped to inform your current and future needs.</p> | <p>Refer to: https://thurstonparishcouncil.uk/neighbourhood-plan/</p> <p>In essence the Neighbourhood Plan has consulted widely with the community over the course of its life and has held public meetings; carried out surveys and questionnaires; sought comments from businesses, those running community facilities; those running clubs and providing services to residents. It has held monthly meetings and monthly community engagement surgeries.</p> <p>All of the comments raised via the above forums have been analysed and have assisted in developing the Thurston Neighbourhood Plan which has fed into this audit on the current infrastructure in Thurston which has informed future needs as identified above.</p> <p>The above lists should not be seen as closed and there is an expectation that as the significant growth in Thurston beds in there will be further infrastructure that is identified as lacking/missing/in need of enlarging etc.</p> <p>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 to ensure all payments were aligned with the previously adopted PIIP.</p> |
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| <p>Expected growth – location, size and timing of development sites. What impact would these have on your community needs?</p> | <p>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 four of the significant development sites have commenced building with three almost complete.</p> <p>Work is ongoing to ascertain predicted growth for 2025, 2027 and 2036 using planning approvals, predicted on windfall sites and MSDC Local Plan sites once the analysis of the Call for Sites 2024 has been completed.</p> <p>Since 2017, 1316 dwellings have been granted approval in Thurston with a further 222 either still to be determined or at appeal stage.</p> <p>Within the Joint Local Plan – adopted by both Babergh and Mid Suffolk District Councils in November 2023, is written the following:</p> <p>In considering the broad locations for new development, national planning policy requires that sustainable development be applied through balancing social, economic and environmental objectives. Development needs to be accommodated in settlements where the need to travel can be reduced, through good access to facilities and services and where significant adverse impacts can be avoided or mitigated. National policy also emphasises the importance of recognising the intrinsic character of the countryside. To this end the plan seeks to restrict most development outside defined settlement boundaries.</p> <p>A review of settlement boundaries on a comprehensive and consistent basis is a substantial undertaking and to carry out such work at the present time would be likely to significantly delay the adoption of the Plan (Part 1). The settlement boundaries will be reviewed as part of the Part 2 Plan but for at least the short-medium term it is considered that the existing boundaries, applied through policy SP03, will be likely to enable the Districts' development needs to be met whilst also recognising the intrinsic character of the countryside.</p> <p>Policy SP03 The sustainable location of new development</p> <ol style="list-style-type: none"> 1. New housing development will come forward through extant planning permissions, allocations in made Neighbourhood Plans, windfall development in accordance with the relevant policies of the Plan or Neighbourhood Plans and any allocations which are made in the forthcoming Part 2 Plan. |
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| | <p>2. Settlement boundaries are defined on the Policies Map. These boundaries were established in earlier Local Plans and Core Strategies and have not been reviewed as part of the Plan but are carried forward without change at the present time. The principle of development is established within settlement boundaries in accordance with the relevant policies of this Plan. Outside of the settlement boundaries, development will normally only be permitted where:</p> <ul style="list-style-type: none"> a) the site is allocated for development, or b) it is in accordance with a made Neighbourhood Plan, or c) it is in accordance with one of the policies of this Plan listed in Table 5; or d) it is in accordance with paragraph 80 of the NPPF (2021). <p>3. Settlement boundaries will be reviewed, and if necessary revised, as part of the preparation of the Part 2 Plan.</p> |
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Key to Infrastructure categories

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| 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 2024.

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 2023. 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 | | | | |
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| | 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 | There are 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 | Community Football pitch with permanent goals erected. |

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

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| | | crossing should have certain facilities to assist disabled pedestrians who wish to cross, such as tactile paving and barrier. | | owners to exercise their animals in inappropriate places. |
| | | 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. | | |

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| | | 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 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. | | |

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| | | <p>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 for as the rural aspect of the village has limited public transport links and fewer pavements making them more car dependent.</p> | | <p>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.</p> |
| | | <p>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.</p> | | <p>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.</p> |

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| | | <p>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 has been successful. Discussions will be had during Spring 2024 to establish the details of the funding and / or possible extensions.</p> | | <p>Provision of adventurous type play equipment / area for 12+ - area to allow for young persons to develop intellectually, socially, emotionally and physically</p> |
| | <p>Thurston Railway Station Building – building of significance in a prime location. Currently the Grade II Listed Station Building is in a poor condition with limited plans for restoration and future use. The building lies vacant.</p> | | | |
| | | | <p>Superfast broadband - Expanded across the whole of the village - basic broadband services with slow speeds will increasingly become a</p> | |

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| | | | 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. | | |

Appendix B – 2018 Infrastructure Audit with narrative update in 2024.

This audit was prepared using data collected in the consultation rounds of the Neighbourhood Plan work.

| | Infrastructure identified | Commentary in 2018 revised 2023 | Added commentary 2025 |
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| 1. | Railway Station | <p>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.</p> <p>Catchment area is Thurston and the surrounding villages and those using Thurston to access facilities and services in Thurston or elsewhere.</p> | <p>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.</p> <p>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.</p> <p>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.</p> <p>Work is ongoing to drill down to a preferred</p> |

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| | | | <p>option to be fully costed and funding sources identified.</p> <p>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.</p> |
| 2. | Railway Station Car Park | <p>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.</p> | <p>The Footpath Camera census covering a nine day census between 28.06.23 and 07.07.23. Average for a 24hours 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.</p> <p>The current car park is inadequate and results in residential amenities of neighbouring streets being impacted by their use as an overspill car park.</p> <p>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.</p> |
| 3. | Railway Station Building | <p>Building is in a poor condition and lies vacant. Situation is as follows:</p> | <p>Mixed use of the lower two floors by community groups and/or offices and/or retail units could be</p> |

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| | | <p>Railtrack owns the building and leases it to Greater Anglia.</p> <p>Great Anglia wish to let it to a tenant who will refurbish it.</p> <p>The Railway Heritage Trust are positive about granting funds and giving guidance if a sustainable future can be planned for the building.</p> | <p>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.</p> |
| 4. | Community College | <p>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.</p> | <p>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.</p> <p>Phase Two – expansion of college from 1500 to 1650 (funding secured) – no timetable for achievement.</p> <p>Phase Three – expansion of college from 1650 to 1800 (funding identified) – no timetable for achievement.</p> <p>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.</p> |
| 5. | Thurston Primary School – School Lane now moved to Pond Road off Norton Road | <p>The site is landlocked, and the school is at capacity. A new school is to be built on land at either land to the North of Norton Road or to the west of Ixworth Road. At present the preferred option is for the former with a new</p> | <p>New site was allocated in 2019/2020 off Pond Road, Norton Road. New school with a current capacity of 420 (provision to expand to 630) was opened in September 2021.</p> |

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| | | 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. | Expectation that increased accommodation will need to be accounted for by 2026-2027. 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. |

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| 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. | <p>The impact of growth in the village population along with an ageing population has given rise to the following concerns:</p> <ul style="list-style-type: none"> • 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. | <p>The impact of growth in the village population along with an ageing population has given rise to the following concerns:</p> <ul style="list-style-type: none"> • Additional storage • Size of current facility |
| 11. | Thurston Community Library, Norton Road | <p>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.</p> <p>The catchment area is Thurston, surrounding villages and all users of the Library facility.</p> | <p>The current location has issues in terms of parking.</p> <p>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.</p> <p>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.</p> |
| 12. | The Rock, Church Road | A Church linked room which can accommodate 20 people. | The premises are still available to use. |

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| | | The catchment area is Thurston and surrounding villages. | |
| 13. | The Pavilion, Church Road | <p>Can accommodate groups of 20 people when not in use by the Football Club. Is used as a recreational facility for smaller groups.</p> <p>The catchment area is Thurston and surrounding villages.</p> | <p>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.</p> <p>The cricket club has since folded.</p> |
| 14. | <p>Outdoor Leisure Facilities:</p> <ul style="list-style-type: none"> ➤ Recreation Ground ➤ Heath Road ➤ New Green Open Space Area ➤ Private Rugby Club ➤ Facilities at Thurston Community College | <p><u>Recreation Ground</u> – play equipment for under 12s – catchment area Thurston and surrounding villages.</p> <p>Football pitch with goals (removed after each game) – catchment area those belonging to the clubs.</p> <p>Catchment area for football – those belonging to the club.</p> <p><u>Heath Road</u> – play equipment for under 12s. Basketball hoop. Informal play area. Catchment area is Thurston and surrounding areas.</p> <p><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 equipment; goal posts; croquet lawn – catchment area is Thurston and surrounding villages.</p> <p>Private <u>Rugby Club</u> with pitches and clubhouse – catchment area is those belonging to the club.</p> | <p>The parish council, as sole trustee of the Recreation Ground, will be seeking to submit a CIL bid in Round 15 (May 2025) for reconfiguration of the facilities within the pavilion. Indicative conversations have confirmed that this would be a valid bid.</p> <p>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.</p> <p>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.</p> <p>2024 – inclusive play equipment was added to that already in the fenced play area at New Green open space.</p> |

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| | | <p><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.</p> | <p>Facilities at Community College used to be managed by a commercial provider .</p> |
| 15. | Bus Stops | <p>At various locations throughout the village including a number on main key movement routes with no bus shelter provision.</p> | <p>A number of bus stops have been funded by a District CIL bid and developers alike.</p> <p>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. Trial runs from June 2023 until August 2024. A bid to the Bus Service Improvement Plan for funding for this service has been successful. Discussions will be had during Spring 2024 to establish the details of the funding and / or possible extensions.</p> <p>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. February 2025 – indicative conversations with Suffolk County Council have suggested that this may be 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.</p> |

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| 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 facilities: Co-Op store, Barber's shop, Café on Station Hill. Sandwich shop on Barton Road. The plant centre and tea shop and charity farm are now 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. | Adult social facilities e.g. Man Shed 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 |

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| | | | 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 | | Gigaclear have indicated that they are in the process of developing a full fibre rural network in the vicinity (Autumn 2023). |
| 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 College 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. |

Appendix C – 2018 External Infrastructure Audit with narrative update in 2024.

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 2024 |
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| 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 2023. 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 2024 |
| 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: <ul style="list-style-type: none"> • 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 types of sports games, such as | Expanded to include pickleball – growing club with 40+ members. MUGA needs to be free at point of |

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| | | | football, basketball, tennis and pickleball. | use – parish controlled under a booking system? |
| | | | Community Football pitch with permanent goals erected. | A 33-acre site on Barton Road had been offered to accommodate this and other recreational facilities. This was a significant site and required involvement at district level to co-ordinate if this was to come to fruition. <i>Site does not lie in Thurston nor Mid Suffolk.</i> <i>Update: The land is not being actively pursued (January 2025).</i> |
| Smaller Scale | | | Purpose-built recreational area for skateboarding, BMX, scooter, wheelchair, and inline skating. | This was included within overall plans for 33-acre site but the land will not be coming forth. 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. |
| | 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. |

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| | 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. |
| | | | 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. |

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| | 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. |
| | | | Footpath leading to Church – enhanced footpath ensuring all users of Church and Churchyard are able to access the facilities in a safe manner. | Funded under NCIL in 2023. |
| | | | Recycling facilities - as more and more people recycle every day, the provision of a centre will help to reduce the need for landfill and more costly forms of disposal. | Funded under NCIL in 2022. |

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 | | | | |
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| | 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. |

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| | | | 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 |

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| | | | 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 village of Thurston | | Neighbourhood CIL Bid for 21-23 as new 2-year contract commenced 01.04.21 – Project completed £78,850 Neighbourhood CIL Bid for 23-25 – new contract and new |

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| | | | provision- £88,194. |
| | | 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 |

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| | | 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 | | | Neighbourhood CIL Bid – Project completed £2,942 |

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| | Pelican Crossing on Sandpit Lane | | | |
| | 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 signage 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 |

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| | | | 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 |

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| | | | 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 Thurton | | 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. |

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| | Rurak 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 |
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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 |
| 14.04.24 | 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. |

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| | | | 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. |

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| | 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. |

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| 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. |

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| | | | 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. | |