



**EXPLANATORY NOTE in RESPECT of
latest amendments to the following planning applications in THURSTON**

DC/24/02429: Land north of Norton Road

DC/24/02430: Land west of Barrell's Road

Outline planning application reference DC/23/02430 (*land west of Barrell's Road*) and full planning application reference DC/23/02429 (*land north of Norton Road*) have now been combined into one Hybrid application under the reference DC/23/02429.

**The description of development under reference DC/23/ 02429
now relates to:**

**Land north of Norton Road and land west of Barrell's Road,
and the description of development is:**

"Hybrid Planning Application –

Full

Planning application: Erection of 3no. dwellings with garaging and open space provision on adjacent site

Outline

Outline Planning application (Access Points to be considered, Appearance, Layout, Landscaping and Scale to be Reserved)

Erection of 7 No. Dwellings with associated garaging involving the demolition of an existing building and the provision of allotments and community land with its own independent access and car parking on adjacent land."

The hybrid application includes a package of mitigation offered by the developer.

The Planning Service wishes to assure you that all previous correspondence received in respect of both applications will be taken into account by the Council when determining the merits of the amalgamated proposal under reference DC/24/02429 and you are not required to resubmit earlier comments.

Comments submitted against reference DC/23/02430 are available to view online and will be considered by the case officer when making their assessment of the proposal and reference to responses will be included in the officer's committee report.

In a letter dated 19 November 2024 the Planning Service notified all those previously consulted of recent amendments received to those parts of the application that relate to the land north of Norton Road and land off Barrell's Road. It has invited comment on the latest amendments.

The latest amendments for both elements of the now combined application have been displayed on the planning website under reference DC/23/02429. We are currently transferring all submission documents, drawings and technical consultee responses previously shown on the website for DC/23/02430 to the reference DC/23/02429. All neighbour comments received for DC/23/02430 will remain visible on the website under the original reference number (although please note any further comments should be submitted against DC/23/02429). This process will be completed shortly but it does not affect the ability to view the latest amendments for the now hybrid application under reference DC/23/02429.

No correspondence or documents previously available will be removed.

If you have made comments previously, then these will be carried over and reported to the Committee along with any additional comment/s you may wish to make with regard to the latest amendments.

Please note that included in the latest amendments - the outline application element (land off Barrell's Road) is now for 7 dwellings within an adjusted developable area and the amendments to the full application element (land north of Norton Road) relate to elevational and layout changes.

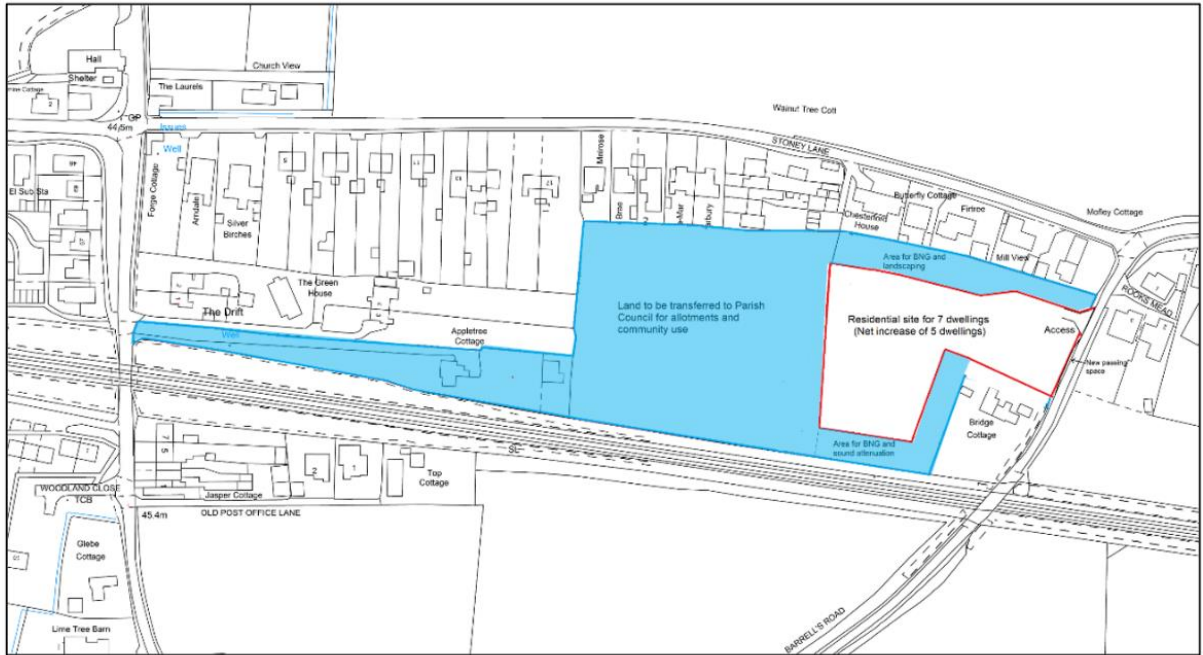
The amalgamation of what previously were two separate applications has been prompted by clarification as to the nature and extent of what is now being proposed by the application as a combined package of proposed supporting mitigation measures.

This package currently includes:

- A £294,479 financial contribution towards the delivery of off-site affordable housing; and,
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- Transfer of the freehold title of the New Green Community Centre and associated open space land at New Green (the dark green land below) to the District Council or if it chooses its nominee (Thurston Parish Council) for £1. – the use to be for the purposes of open space, community facilities, recreation and sports in perpetuity; and,



- Transfer of the freehold ownership of land between Barrell's Road and Church Road (the blue land below) to the District Council or if it chooses its nominee (Thurston Parish Council) for £1. – the use to be for the purposes of public allotments, open space, community facilities, informal recreation and biodiversity enhancement in perpetuity; and,



- Transfer of the freehold ownership of land between north of Norton Road (the blue land below) to the District Council or if it chooses its nominee (Thurston Parish Council) for £1. – the use to be for the purposes of informal recreation and biodiversity enhancement in perpetuity



END