

Membership as from May 2024

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor Jones
Councillor McHugh
Councillor Nobbs
Councillor Perry
Councillor Yarrow
Members = 11
Quorum = 3



Newmarket
TOWN COUNCIL

The Memorial Hall, High Street, Newmarket Suffolk CB8 8JP

TEL: 01638 667227

You are hereby summoned to attend a meeting
of the **Development and Planning Committee**
to be held at

Memorial Hall, High Street, Newmarket, CB8 8JP

Monday 17th March 2025 at 6.15pm

A G E N D A

The meeting is held in public and the public are encouraged to attend and participate. Just occasionally matters such as contractual or staffing matters do have to be held in the confidential part of the meeting.

Members of the public and press may not orally report or comment about a meeting as it takes place if present at a meeting of the Council, but otherwise may:

- a. film, photograph or make an audio recording of the meeting;
- b. use any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later;
- c. Report or comment on the proceedings in writing, during or after a meeting or orally after the meeting.

The Council will where possible facilitate such recording unless it is being disruptive. It will also take steps to ensure that children, the vulnerable and members of the public who object to being filmed are protected without undermining the broader purpose of the meeting

- 1. Chair to read** fire safety notice and announce that proceedings may be filmed or recorded and ask if anyone present intends to record the meeting.
- 2. Apologies** - To receive and accept apologies for absence
- 3. Declaration of interests**
 - a) Councillors are invited to raise any declarations of interest concerning items on the agenda
 - b) To consider any requests for dispensation
- 4. Minutes of previous meeting held 3rd March 2025**
 - a) To consider and adopt the minutes, as a true record of the proceedings
 - b) To consider any matters arising
- 5. Public participation** – an invitation to members of the public to make representations to Councillors.
Resolutions can only be made on items on the agenda
Rules of public participation: no person may speak for longer than 3 minutes in total. The maximum time permitted for this item is 15 minutes. This is the only opportunity during the meeting for members of the public to address Councillors
- 6. Planning applications** – West Suffolk Council, weeks commencing 24/02/25, 03/03/25
 - a) **DC/25/0315/TPO** – TPO 234 (1972) Tree preservation order – one Beech (T1 on plan within A6 on order) remove large left limb and large right-hand limb, with crown thinning by 15% - 12 Elliott Close, Newmarket
- 7. Planning applications** – Amended and Deferred Plans
 - a) **DC/24/1096/HH** – Reconsultation - Householder planning application – a. new access b. alterations to hardstanding and landscaping – Boyarin Lodge, 30 Bury Road, Newmarket
 - b) **DC/25/0235/TPO** – Reconsultation - TPO/001 (2024) Tree preservation order – five Sycamore (T7, T8, T9, T10, and T11 on plan G1 on order) fell – Palace House, Palace Street, Newmarket
 - c) **DC/24/1465/FUL** – Planning application – a. outbuilding with dust extraction system – International House, Willie Snaith Road, Newmarket
- 8. Planning Appeals** – to discuss any notified appeals and receive any appeal updates or results
- 9. Planning applications** – East Cambs
- 10. Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 24/02/25, 03/03/25
- 11. Delegation Panel decisions** - To discuss any decisions by Delegation Panel
- 12. Licensing** - To discuss any Licensing applications, including pavement licence applications
- 13. George Lambton Playing Fields** – to discuss correspondence received from Newmarket Rugby Club regarding a proposal to West Suffolk Council of a five-year lease at the GL Playing Fields
- 14. High Street** – to reconsider proposals by a retail outlet concerning a loading bay restriction
- 15. Enforcement** – to discuss any enforcement issues
- 16. RPZ** – To receive an update from the Transport & Parking Working Group
- 17. Street Naming** – St Felix site

18. Local Plan Modifications Re-consultation

19. Correspondence

20. Date of next meeting – 7th April 2025

Signed: *CE Whitaker* Cathy Whitaker, Town Clerk

Date: 11th March 2025

**To: Chair & Members of D&P Committee, Other Council Members, Press & the
Public**



Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 3rd March 2025 at 6.15pm

Attendance:

Councillor J Harvey (Vice Chair)
Councillor A Drummond
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor K Yarrow

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, 1 – Representative from Tesco, 1 Member of the Press and 3 Members of the Public.

	Minute	Action by
D/25/03/1	<u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, opened the meeting, and read out the Fire Safety Notice and announced that the meeting was being recorded by the Minute Assistant and confirmed that no-one else intended to record the meeting.	
D/25/03/2	<u>Apologies</u> Apologies were received from Cllrs, Berry, Hood, Jones, Nobbs and Perry.	
D/25/03/3	<u>Declaration of Members Interests & to Remind Councillors of the need to keep up to date their Register of Member's Interests and to Consider any Requests Received for Member's Dispensation</u> None noted. There were no requests for dispensation.	
D/25/03/4	<u>To Confirm the Minutes of the Meeting Held on 17th February 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 17th February 2025 and Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed: <u>D/25/03/4.01 Resolved</u> <u>That the minutes of the Development & Planning Committee held on 17th February 2025 be adopted and were signed as a true record by the Vice Chair of the Development & Planning Committee.</u> There were no matters arising.	
D/25/03/5	<u>Public Open Session</u> A representative from Tesco gave additional information regarding their reasons for and implications of the proposal to change the parking bay in the High Street from double yellow lines to a restricted loading bay.	
<i>The Town Clerk joined the meeting.</i>		

An item will be put on the next agenda to re-consider the proposal.

The Representative from Tesco left the meeting at 6:29pm.

A representative from Newmarket Rugby Club read out a letter that will be sent to WSC CEO regarding a proposal to lease part of the George Lambton playing fields to provide a secure site for the Newmarket Rugby Club which will enable them to receive funding from the RFU. An item will be added to the next agenda to consider supporting the proposal.

Cllr Winter joined the meeting at 6:40pm as an observer and 2 members of the public and the Member of the Press left the meeting at 6:45pm.

D/25/03/6 Planning Applications

Week Commencing 10/02/2025 & 17/02/2025.

D/25/03/6/1 DC/25/0244/TCA – Trees in a conservation area notification – one Hornbeam (orange on plan) fell – Boyarin Lodge, 30 Bury Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.01 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the Tree Officer's approval for the Hornbeam tree to be felled and support the plan to replace the tree as stated in the application. The Committee requests that the tree be felled outside of the bird nesting season.

The Member of the Press rejoined the meeting at 6.47pm.

D/25/03/6/2 DC/25/0235/TPO – TPO/001 (2024) Tree preservation order – five Sycamore (T7, T8, T9, and T11 on plan G1 on order) fell – Lisburn Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/03/26.02 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the Tree Officer's approval for the trees to be felled and support the plan to replace the trees as stated in the application. The Committee requests that the trees be felled outside of the bird nesting season.

D/25/03/26/3 DC/25/0240/TPO – TPO 04 (2000) tree preservation order – one beech (T1 on plan and order) crown thin by 15 percent – Portland Cottage, Hamilton Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.03 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

D/25/03/6/4 DC/25/0260/TCA – Trees in a conservation area notification – group of Maple (as indicated on plan) reduce and reshape group of Maple; one Silver Birch (as indicated on plan) reduce by 2-3 metres all round – 16 Brewers Lane, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.04 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

D/25/03/6/5 DC/25/0275/TCA – Trees in a conservation area notification – one Wellingtonia (T1 on plan) – reduce back from neighbouring building and chimney leaving three metres clearance – Carlborg Stables, 49 Bury Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.05 Resolved

The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.

D/25/03/6/6 DC/25/0164/TCA – Trees in a conservation area – one Red Robin hedge (T1 on plan) fell – 5 Mill Reef, Newmarket. Cllr Harvey made a proposal seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.06 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the Red Robin hedge and proposed that reduction of the hedge be considered as responsible tree management.

D/25/03/6/7 DC/25/0094/ADV – Application for advertisement consent – two illuminated fascias – 1 Exeter Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.07 Resolved

The Committee voiced no objection.

D/25/03/6/8 DC/25/0288/TCA – Trees in a conservation area notification – one Horse Chestnut (T1, T2, T5, T8 and T9 on plan) overall crown reduction by two metres, one Sycamore (T3 on plan) overall crown reduction by two metres, one Sycamore (T6 on plan) overall crown reduction by two metres, one Sycamore (T6 on plan) overall crown reduction by two metres, one Lime (T7 on plan) overall crown reduction by two metres – The Kremlin, 1 Bury Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.08 Resolved

The Committee actively encourages responsible tree management and does not

object to this application, subject to the Tree Officer's approval.

1 member of the public left the meeting at 6.59pm.

D/25/03/6/9 DC/25/0281/ADV – Application for advertisement consent – one non illuminated fascia sign – 107 High Street, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drumond. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.09 Resolved

The Committee objected to this application on the grounds that it contravenes the WSC Shopfront and Advertisement Design Guidance and requested a more appropriate sign for the Conservation Area.

Cllr Borda joined the meeting as an observer at 7.02pm.

D/25/03/6/10 DC/25/0293/TPO – TPO/1978/02 – Tree preservation order – one Horse Chestnut (T1 on plan, T6 on order) fell – 9 Saint Albans, Newmarket. Cllr Hulbert made a proposal seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/25/03/6.10 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the felling of an unhealthy tree and the planting of a replacement. The Committee requests that the tree be felled outside of the bird nesting season.

D/25/03/7 Amended and Deferred Plans

D/25/03/7/1 DC/25/0001/HH – Reconsultation - Householder planning application – first floor extension over existing garage – 4 Hallwyck Gardens, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/03/7.01 Resolved

The Committee voiced no objections.

D/25/03/7/2 Deferred for site visit (due 7/3/25 – did not go ahead due to not being able to get an extension) – DC/25/0163/FUL – Planning Application – a. change of use from storage building to four flats (class C3), b. section of flat roof between gable roofs, c. replacement of tin pitched roof to bin and cycle store with flat roof, d. additional and modified window and door openings, e. railings to front – Land at 34 and 36 Old Station Road, Newmarket. Cllr Harvey made a proposal seconded by Cllr Drummond. A vote was taken which was unanimous and the following was agreed:

D/25/03/7.02 Resolved

The Committee objected on the grounds that it is overdevelopment of the site and a lack of parking provision.

D/25/03/8 Planning Appeals

None noted.

D/25/03/9 East Cambs Planning Applications
The East Cambs Weekly Lists were noted.

D/25/03/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

There were no West Suffolk Planning Determinations received during weeks commencing 10/02/2025 & 17/02/2025.

Applications	Description	Address	WS Decision	NTC Decision
DC/24/1858/TCA	Trees in a Conservation Area Notification - Group of mixed Maple, Horse Chestnut, Elm and Sycamore trees (G1 on plan) lift canopies to give 6 metre ground clearance, six Sycamore (G2 on plan) remove Ivy and crown reduce largest Sycamores by up to 4 metres in height and approximately 2 metre from sides where required to neaten appearance of trees. Cherry Trees (Clump 1,2 & 3 on plan) reduce height by 3 metres and reduce sides by approximately 3 metres to neaten appearance, Cherry (T1 on plan) reduce all round by approximately 3 metres, Prunus (T2, T3 on plan) multiple fruiting bodies present – fell	Freemason Lodge, 35 Bury Road, Newmarket, Suffolk	Approved	Objected
DC/24/1814/HH	Householder planning application- a. replacement garage b. ground floor window to dwelling	5 Princess Way, Newmarket, Suffolk	Approved	No objections
DC/24/1144/FUL	Planning application- raising of roof to create additional storey for two dwellings	Arlington Court, Church Lane, Newmarket, Suffolk	Approved	No objections

D/25/03/11 Delegation Panel Decisions

DC/24/1518/FUL - Planning application - construction of building to accommodate five apartments and one commercial unit (Class E) at ground floor following demolition of existing motor garage - 8 Park Lane, Newmarket, Suffolk.

It was noted that the Officer was minded to grant the application and that it was referred to the West Suffolk Development Control Committee.

D/25/03/12 Licensing
None noted.

D/25/03/13 Enforcement

The Working Group met on 19th February and is scheduled to meet fortnightly to progress the various issues.

D/25/03/14 Former Animal Health Trust Land

Following attendance by some Councillors (and others) at the recent exhibition in Kentford, the plans were discussed and noted (particularly potentially nearly 1,000 houses impacting on the site, the village, local traffic and services).

D/25/03/15 Correspondence

Letter to WSC from the Rugby Club will be added to the next agenda for consideration.

D/25/03/16 Date of Next Meeting

Monday 17th March 2025 at the Memorial Hall.

Meeting closed at 7:25pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/25/03/6.01 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the Tree Officer's approval for the Hornbeam tree to be felled and support the plan to replace the tree as stated in the application. The Committee requests that the tree be felled outside of the bird nesting season.
<u>D/25/03/6.02 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the Tree Officer's approval for the trees to be felled and support the plan to replace the trees as stated in the application. The Committee requests that the tree be felled outside of the bird nesting season.
<u>D/25/03/6.03 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/25/03/6.04 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/25/03/6.05 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/25/03/6.06 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the Red Robin hedge and proposed that reduction of the hedge be considered as responsible tree management.
<u>D/25/03/6.07 Resolved</u>	The Committee voiced no objection.
<u>D/25/03/6.08 Resolved</u>	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval.
<u>D/25/03/6.09 Resolved</u>	The Committee objected this application on the grounds that it contravenes the WSC Shopfront Policy in a Conservation Area and requested a more appropriate sign for a Conservation Area.

<u>D/25/03/6.10 Resolved</u>	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the felling of an unhealthy tree and the planting of a replacement. The Committee requests that the tree be felled outside of the bird nesting season.
<u>D/25/03/7.01 Resolved</u>	The Committee voiced no objections.
<u>D/25/03/7.02 Resolved</u>	The Committee objected on the grounds that it is overdevelopment of the site and lack of parking provision.

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Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Weeks commencing 24 th February and 3 rd March				
Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/25/0315/TPO TPO 234 (1972) Tree Preservation order- one Beech (T1 on plan within A6 on order) remove large left limb and large right-hand limb, with crown thinning by 15% 12 Elliott Close, Newmarket, Suffolk, CB8 7SE	Conservation area NKT2 NKT14	Philip Crutchlow	Mr M Opalinski	Mon 24 th March
DC/24/1096/HH Householder planning application- a. new access b. alterations to hardstanding and landscaping Boyarin Lodge, 30 Bury Road, Newmarket, Suffolk, CB8 7BT	Conservation Area NKT1 NKT2	Gregory McGarr	Mrs Katherine Stewart	Mon 24 th March
DC/25/0235/TPO TPO/001(2004) Tree Preservation Order- five Sycamore (T7, T8, T9, T10, AND T11 on plan G1 on order) fell Palace House, Palace Street, Newmarket, Suffolk, CB8 8EP	Conservation Area NKT2 NKT14	Debbie Cooper	Mr Terry Barry	Thurs 20 th March
DC/24/1465/FUL Planning application- a. outbuilding with dust extraction system International House Willie Snaith Road, Newmarket, Suffolk, CB8 7GG		Adam Yancy	Mr Paul Comer	Tues 28 th Jan

NKT1 – Traditional Features and Materials for Developments within the Conservation Area

NKT2 – Key Views

NKT14 – Trees

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 28th February 2025

Reference: 25/00209/FUL

Officer: Cassy Paterson

Location: 25 Ness Road Burwell Cambridge CB25 0AA

Date application valid:

24th February 2025

Parish:

Burwell

Proposal: First floor side extension and internal reconfiguration to accommodate third dental surgery space and conversion of existing garage space into staff room

Applicant:

Dr Sheetal Jadhav
174 High Street
Harston
Cambridge
Cambs
CB22 7DQ

Agent:

Workshop76 Ltd
FAO Mr Matt Lowther
15 Cage Hill
Swaffham Prior
Cambridge
CB25 0JS

Grid Reference: 559006 266995

Reference: 25/00193/FUL

Officer: Lisa Moden

Location: 45 The Butts Soham Ely Cambridgeshire CB7 5AN

Date application valid:

19th February 2025

Parish:

Soham

Proposal: Single storey rear extension

Applicant:

Mr Simon Farrow
45 The Butts
Soham
Ely
Cambridgeshire
CB7 5AN

Agent:

Project Support Services
FAO Mr Trevor Smith
12 Ashley Road
Cheveley
Newmarket
Suffolk
CB8 9DP

Grid Reference: 559762 272441

Reference: 25/00197/FUL

Officer: Lisa Moden

Location: 135 The Butts Soham Ely Cambridgeshire CB7 5AW

Date application valid:

25th February 2025

Parish:

Soham

Proposal: Proposed construction of detached garage and associated works

Applicant:

Mr & Mrs Harrison & Gabriel
135 The Butts
Soham
Ely
Cambridgeshire
CB7 5AW

Agent:

AJS Architecture Ltd
FAO Mr Antony Smith
Cleveland House
Old Station Road
Newmarket
CB8 8QE

Grid Reference: 559673 272041

EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS

(Alphabetically by Parish)



List produced on 7th March 2025

Reference: 25/00223/FUL **Date application valid:** 27th February 2025
Officer: Lisa Moden **Parish:** Burwell
Location: The Old Garden 29C The Causeway Burwell Cambridge Cambridgeshire

Proposal: Proposed construction of single storey flat roof outbuilding and associated works

Applicant:

Mr & Mrs Lawton
The Old Garden
29C The Causeway
Burwell
Cambridgeshire
CB25 0DU

Agent:

AJS Architecture Ltd
FAO Mr Antony Smith
Cleveland House
Old Station Road
Newmarket
CB8 8QE

Grid Reference: 558757 266847

Reference: 25/00246/FUL **Date application valid:** 3rd March 2025
Officer: Cassy Paterson **Parish:** Burwell
Location: 23 Mill Lane Burwell Cambridge CB25 0HJ

Proposal: Single storey rear/side extension

Applicant:

Mr Oliver Janes
23 Mill Lane
Burwell
Cambridge
CB25 0HJ

Agent:

Chris Low Architecture Ltd
FAO Mr Chris Low
17 Glebe Way
Histon
Cambridge
CB24 9HJ

Grid Reference: 558977 266377

Reference: 25/00041/HEN **Date application valid:** 3rd March 2025
Officer: Cassy Paterson **Parish:** Fordham
Location: 67 Mildenhall Road Fordham Ely Cambridgeshire CB7 5NW

Proposal: Construction of single storey rear extension which extends beyond the rear wall by 4.5m, has a maximum height of 4.0m and an eaves height of 2.4m

Applicant:

A & L Goodfellow Property Services
FAO Mrs Lorraine Goodfellow
67 Mildenhall Road
Fordham
Ely
Cambridgeshire
CB7 5NW

Agent:

Grid Reference: 563696 270822

Reference: 25/00219/FUL
Officer: Rachael Forbes
Location: 14 Soham Road Fordham Ely Cambridgeshire CB7 5LE

Date application valid: 27th February 2025
Parish: Fordham

Proposal: Demolition of barn, replacement dwelling and garaging

Applicant:
Mr. Craig Dunnett
14 Soham Road
Fordham
Cambridgeshire
CB7 5LE

Agent:
Ellis Miller
FAO Mr Jonathan Ellis-Miller
55 Whitfield St
London
WT1 4EQ

Grid Reference: 561632 271378

Reference: 25/00061/FUL
Officer: Lisa Moden
Location: 50 Great Fen Road Soham Ely Cambridgeshire CB7 5UH

Date application valid: 26th February 2025
Parish: Soham

Proposal: 2 storey side extension

Applicant:
Mr & Mrs Howard
50 Great Fen Road
Soham
Ely
Cambridgeshire
CB7 5UH

Agent:
George Laurel And Partners
FAO Mr Parkinson
Unit 4 Northfield Rd Business Park
Northfield Road
Soham
CB7 5UE

Grid Reference: 559858 279273

Reference: 25/00199/FUL
Officer: Jasmine Moffat
Location: 105 West Drive Crescent Soham Ely Cambridgeshire CB7 5EB

Date application valid: 3rd March 2025
Parish: Soham

Proposal: Replacement single storey front porch, proposed single storey side and rear extension

Applicant:
Mr Daron Davis
C/O Agent
105 West Drive Crescent
Soham
Ely
Cambridgeshire
CB7 5EB

Agent:
Holmes Architecture & Planning Ltd
FAO Mr Dean Holmes
69 Guntons Close
Soham
Ely
CB7 5DJ

Grid Reference: 558952 273372

Reference: 25/00235/FUL

Officer: Lisa Moden

Date application valid:

3rd March 2025

Parish:

Soham

Location: 62 Hall Street Soham Ely Cambridgeshire CB7 5BW

Proposal: Single storey extension following demolition of outbuilding, front boundary wall and railings, replacement sash windows and log burner flue

Applicant:

Mr & Mrs N Meadhurst
C/o Agent

Agent:

Greg Saberton Design
Toms Hole Barn
Branch Bank
Prickwillow
Ely
Cambridgeshire
CB7 4UR

Grid Reference: 559096 274004

Decision List

Weeks commencing 24 th February and 3 rd March	NTC Comments
DC/25/0190/TCA Trees in a conservation area notification - a. one Sycamore (T1 on plan) pollard at five metres b. one Sycamore (T2 on plan) overall crown reduction by two metres c. one Sycamore (T3 on plan) fell inferior stem on south-eastern side & pollard remaining stem at 3.5 metres just above fork Bury Lodge, 56 Bury Road, Newmarket, Suffolk, CB8 7BT Decided- No objections	The Committee actively encourages responsible tree management and objects to the felling of healthy trees. In this instance, the Committee defers to the Tree Officers expert opinion and, if the Sycamore tree is to be felled, would request that it be felled outside of the bird nesting season. The Committee supports the remaining application as responsible tree management. 
DC/25/0103/TCA Trees in a conservation area notification - a. six Sycamore (T1-T6) one Beech (T7) one Ash (T8) one Horse Chestnut (T9) fell b. one Lime (T10) pollard to fork at approximately 10 metres to bring down to height of adjacent Limes 1 Godolphin Stables, Stanley Stud House, Snailwell Road, Newmarket, Suffolk, CB8 7DJ Decided- No objections	The Committee actively encourages responsible tree management and object to the felling of healthy trees. In this instance, the Committee support the feeling of these trees if deemed necessary by the Tree Officer. If the trees are to be felled, that they be felled outside of the bird nesting season. The Committee were disappointed by the lack of a satisfactory tree report by the applicant. 
DC/25/0031/TPO TPO 13 (1998) tree preservation order - four limes (on order and within area G1 on plan) crown reduction in height by five metres back to previous pruning points The Gallops, Old Station Road, Newmarket, Suffolk, CB8 8LA Decided- Approve application.	The Committee actively encourages responsible tree management and does not object to this application, subject to the Tree Officer's approval. 
DC/24/1834/ADV Application for advertisement consent - a. one replacement internally illuminated fascia sign b. one internally illuminated post mounted projecting sign Manchett's Victoria Way Newmarket Suffolk CB8 7SH Decided- Approve application	The Committee voiced no objection. 

Decision List

DC/24/1801/FUL Planning application - a. joining of units to extend existing MOT test and repair centre (class B2) b. associated external alterations Studlands Park Industrial Estate, Unit 4 Studlands Park Avenue, Newmarket, Suffolk, CB8 7AU Decided- Approve application	The Committee voiced no objection. 
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Proposed changes to parking / loading restrictions - High Street, Newmarket

I have been working on an application to amend the parking restrictions for a lay-by on the High Street that is subject to double yellow line parking restrictions to a more formal loading bay. The reason for the proposal is that Tesco are taking over the unit at 84-86 High Street and they have identified that cars frequently ignore the double yellow line marking and park illegally. Tesco's experience is that a white lined loading bay, while having the same legal effect as the double yellow lines, tends to be subject to less abuse, hence they have asked me to apply for this change.

I have been in contact with Natalie and understand that the BID are supportive of this change but having contacted the County Council who would ultimately have to make the amendments to the legal Order, they have advised that I need to show that the proposal is supported by the Town Council.

Tesco will cover all costs associated with changing the legal order and amending the lining / signage.

The lay-by in question is shown below for ease of reference:



I would be most grateful if the Town Council could consider this proposal, and I hope that support can be provided (a simple email advising that the Town Council is supportive would suffice for the purpose of my application to the County Council).

The changes are considered to provide traffic and safety improvements on the High Street as they will reduce the instance of goods vehicles having to double park or circulate around local roads until such time as they can find a space to stop.

Should you require any further information or wish to discuss, please do not hesitate to contact me.

Kind regards

Nathan Hanks | Director
Transport Planning Associates

Item 18

From: Beaumont, Mark <Mark.Beaumont@westsuffolk.gov.uk>

Sent: Tuesday, March 4, 2025 09:43

Subject: West Suffolk Local Plan Main Modifications Consultation

Morning – the message below is sent to all town and parish councils in West Suffolk on behalf of Cllr Jim Thorndyke. I've also attached a couple of images – one a printable poster with QR code and the other a JPEG that we will be using to promote the consultation on social media. Please note the consultation is limited to the legality and soundness of the main modifications. It does not offer the opportunity to repeat or raise further representations on other parts of the plan or seek wider changes.

Good morning,

I am writing to make you all aware of a six-week consultation opening today on changes to the West Suffolk Local Plan.

Once adopted, the local plan will guide where new homes may and may not be built up to the year 2041 (this extension from 2040 to 2041 is one of the changes). The local plan includes policies designed to increase the delivery of affordable housing, improve the energy efficiency of homes and make them more adaptable to people's changing health needs, particularly as people get older.

It also allocates land for employment growth to help meet future need.

The preparation of a local plan follows a process set out by Government. Since 2020, the West Suffolk Local Plan has been shaped by three stages of public consultation and we sent our final draft Submission plan to the Secretary of State for the Ministry of Housing, Communities and Local Government in May 2024.

The Secretary of State appointed planning inspectors to hold an examination in public to scrutinise and test the plan. The examination in public was held late last year, and as is usual, the inspector made some comments and probing questions for the council to respond to. This is designed to further strengthen the legal soundness of the local plan.

We have responded with changes – these are referred to in the local plan process and hereon as main modifications (as opposed to additional modifications which covers typographical errors and factual updates). The examination inspectors have confirmed they are satisfied that these main modification would address their comments and questions and are happy for us to progress to a public consultation on these changes. This is without prejudice on the inspectors' part, and they retain their right to make further changes to the plan in response to comments they receive in response to this consultation.

The consultation is limited to the legality and soundness of the main modifications. It does not offer the opportunity to repeat or raise further representations on other parts of the plan or seek wider changes.

The main modifications apply to the strategic and local policies, site allocations and their boundaries and in some cases explanatory text. All of these changes are needed to ensure the local plan is sound. [A guidance note and summary of the most significant changes is available online](#) to help consultees respond to the consultation.

The consultation will run until **15 April 2025**. Once this has closed, the inspector will consider the comments received, decide if the plan is sound, and make final recommendations before the plan comes back to the council to formally adopt.

People can view the main modifications at <https://westsuffolk.inconsult.uk/system/register> where they can also make their comments. The consultation documents are also available to view at the following locations during normal opening hours:

- Brandon Library, The Brandon Centre, Bury Road, Brandon, IP27 0BQ
- Haverhill House, Lower Downs Slade, Haverhill, Suffolk CB9 9EE
- Mildenhall Hub, Sheldrick Way, Mildenhall, Suffolk IP28 7JX
- Newmarket Library, 1a the Guineas, Newmarket CB8 8EG
- West Suffolk House, Western Way, Bury St Edmunds IP33 3YU

Anyone who finds viewing or commenting on the main modifications online difficult, can email planning.policy@westsuffolk.gov.uk or call the strategic planning team on 01284 757368 for help.

With best wishes

Cllr Jim Thorndyke
Cabinet Member for Planning
West Suffolk Council

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West Suffolk Local Plan Main Modifications Consultation Tuesday 4 March to Tuesday 15 April 2025

Guidance Note and Summary of Main Modifications

Background

The West Suffolk Local Plan submission document was published in January 2024 (regulation 19) and establishes the scale and distribution of new development to meet the district's needs to 2041. The plan sets out strategic and local policies and site allocations which will be used in the making of planning decisions on new development across the district.

On 24 May 2024 the local plan was submitted to the Secretary of State for the Ministry of Housing, Communities and Local Government for independent examination. The examination hearings took place in November and December 2024.

Q. What are the main modifications?

On 9 January 2025 the examination inspectors confirmed that they were satisfied at this stage of the examination that the main modifications proposed by the council in response to their various questions and action points were necessary to address soundness issues and will be effective in so doing, subject to any detailed changes that they may make. However, this is without prejudice to the inspectors' final conclusions which will ultimately be made having regard to representations in response to the forthcoming public consultation (see below).

A schedule of local plan main modifications has been prepared to address the inspectors' questions and action points prior to and during the hearing sessions, including some changes put forward in the council's hearing statements and statements of common ground. All of the background documents are available on the [examination webpages](#).

Q. What can I comment on?

As well as the schedules of main modifications, the sustainability appraisal and habitats regulations assessment have been updated in light of the modifications and are open for consultation. The main modifications have resulted in some consequential changes to the policies map and this schedule of changes is available for consultation. The list of documents open for consultation are:

- Schedule of local plan main modifications March 2025
- Schedule of policies map modifications March 2025

- The updated sustainability appraisal March 2025
- The updated habitats regulations assessment March 2025

The consultation is limited to the legal compliance and soundness of the main modifications only. The consultation does not offer the opportunity to repeat or raise further representations on other parts of the plan, or seek wider changes, which do not relate to a main modification. Comments already made at previous local plan consultation stages and during the examination process are in front of the inspectors and will be considered by them in their final report to the council.

Q. What are the tests of soundness and legal compliance?

The purpose of the examination is to consider whether the local plan complies with relevant legal requirements for producing local plans, including the duty to cooperate, and meets the national tests of 'soundness' for local plans set out in the National Planning Policy Framework (NPPF) (see below).

Therefore, representations submitted at this stage must only be made on these grounds and, where relevant, be supported with evidence to demonstrate why these tests have not been met.

Legal compliance

To be legally compliant the plan has to be prepared in accordance with the duty to cooperate and legal and procedural requirements, including the 2011 Localism Act and Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

Soundness

Soundness is explained in paragraph 35 of the September 2023 NPPF under which the plan is being examined. The inspectors conducting the examination in public have to be satisfied that the local plan is 'sound'; namely that it is:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities. and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the NPPF.

Q. How can I register on the online planning policy consultation system?

You will need to be registered on the system in order to submit your representations to us online. We would strongly advise you to use this method of commenting. It is the most efficient and effective way to send us your comments.

<https://westsuffolk.inconsult.uk/system/register>

To help you when registering please note the following:

- Areas of interest (AOI) – please choose the topics you wish to be consulted on. You can amend this at any time by logging on to your account. If you do not select AOI you will not be directly notified of any forthcoming consultations and will need to check the system to see if any are due to start.
- You must agree to the council's terms and conditions and privacy policy to enable registration.
- Once you have registered you will receive an activation link in the registered email (check the junk box if it is not received in a few minutes).
- As soon as your account has been activated you will be able to make your comments on any active public consultation directly into the system.

Q. How can I make a comment?

The best way to comment on the local plan main modifications is online via the council's online consultation system at <https://westsuffolk.inconsult.uk/WSLPMods/consultationHome> If you have difficulty commenting online, or you need information in a different format, please let us know and we will be happy to help.

You can email us planning.policy@westsuffolk.gov.uk and if you have any questions on any aspect of this consultation, please contact a member of the strategic planning team on 01284 757368.

If possible, we would encourage you to send us your views online via our consultation system as it is the most effective and efficient way to comment. If you are unable to comment online, you will need to complete a standard response form which sets out the legal and soundness questions relevant to this consultation. A copy of this form and guidance notes can be downloaded from the website link above. If you are unable to access it online, please use the contact details above and a form will be posted to you.

Written responses can be posted to: West Suffolk Local Plan Main Modifications Consultation, Planning Strategy, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU.

Q. Will my comments be made public?

We are legally required to make the comments we receive about the local plan available for all to see, including your name. No other personal information will be

published (please ensure any documents you upload to the system do not contain any personal information as this will not be redacted before publication). This meets the requirements of the General Data Protection Regulations 2018. We cannot accept any comments marked private or confidential.

All comments will be available to view as soon as reasonably possible after the close of the consultation period.

Q. How long is the consultation?

The consultation runs for six weeks from 4 March (9am) 2025 and closes on 15 April 2025 at 5pm.

Q. What happens next?

Following the close of the consultation all representations received will be sent to the inspectors, along with a report listing all of the representations, a brief summary of the main issues raised and a brief council response to those main issues. These will also be published on the council's examination webpage in due course.

Once the inspectors have considered the responses and the wider evidence presented during the examination, they will determine whether the local plan is 'sound' and produce a written report outlining their final recommendations. The council will then consider whether to adopt the plan.

You can request to be notified of the progress of the examination, including the publication of the inspectors' recommendations and/or the adoption of the local plan by emailing planning.policy@westsuffolk.gov.uk.

Further information and updates about the West Suffolk Local Plan will be published on the home page of the council's online consultation system at <https://westsuffolk.inconsult.uk>.

Q. How can I find out more?

If you have any questions

- email us at planning.policy@westsuffolk.gov.uk
- call 01284 757368

Main modifications: summary of main changes of significance

This document sets out a summary of the main modifications of most significance. Each modification number has a prefix 'MM'. The full schedule of modifications and the reasons for them can be viewed on the council's consultation portal (<https://westsuffolk.inconsult.uk/WSLPMods/consultationHome>) where representations (comments) can be made from 9am on Tuesday 4 March 2025 until 5pm on Tuesday 15 April 2025.

Please note the list below includes the main changes of significance and does not include all policy changes. Please view the modification schedules at the link above to see all changes proposed.

The numbers in brackets refer to the modification reference numbers in the schedules.

Strategic policies

Key policy changes

Policy SP4 Green infrastructure (MM18)

- Amendment to third paragraph to reference suitable alternative natural greenspace (SANG) as green infrastructure.

Policy SP6 Biodiversity net gain (MM21)

- Amendments to update title, policy and supporting text to ensure consistency with the secondary regulations and the detailed implementation of biodiversity net gain (BNG) which has emerged since the submission draft local plan was published.

Policy SP8 Recreational effects of development (MM24)

- Amendment to explanatory text to clarify the West Suffolk Recreational Disturbance Avoidance and Mitigation study can be guidance rather than a supplementary planning document (SPD).

Policy SP9 The spatial strategy (MM25)

- Plan period updated to 2041 (here and throughout document).
- Amended to simplify and clarify policy and explanation.
- Settlement hierarchy text moved to a new strategic policy.
- Includes settlement boundary wording from deleted policy LP17.
- Distribution table moved to supporting text and updates housing numbers as at April 2024 for new plan period to 2041.

New settlement hierarchy policy (MM27)

- Text moved from SP9 The spatial strategy.
- Explanation updated to remove references to the 'scale of growth considered appropriate' for the different categories of settlement in the hierarchy.

Policy SP10 Housing needs (MM30)

- Updates plan period and housing numbers amended accordingly.
- Amends housing requirement to 765 new homes (net) per annum.
- Policy and explanation simplified for clarity and to avoid repetition, with text moved to other policies where necessary, for example gypsy and traveller needs moved to policy LP24.

Policy SP11 Neighbourhood plans (MM31)

- Updated to clarify neighbourhood plans will need to be in general conformity with the site allocation policies in the local plan.

Policy SP12 Strategic employment (MM43)

- Update to the employment need for new plan period to 2041.
- General and rural employment areas deleted and moved to a new policy.
- Modified wording to allow strategic logistics on suitable allocations and general and rural employment policy areas provided that all relevant national (National Planning Policy Framework and Planning Practice Guidance) and local policy requirements are met, and that the proposal would not prevent more localised needs being met.
- Explanation updated to reflect employment land review update 2024 and logistics provision changes.

New general employment area and rural employment areas policy (MM44)

- Text moved from SP12 to this new policy.

Policy SP15 Infrastructure (MM58)

- Amendments for clarity and to set out the council will work with relevant stakeholders, National Highways and Suffolk County Council, to enable the delivery of key strategic highways infrastructure projects to mitigate the cumulative traffic impacts arising from the plan.

Site allocations

Key policy changes

- No modifications have been suggested to any of the residential or employment site capacities.
- Boundary changes have been made to the following site allocations and/or settlements to reflect land ownership and uses. These can be viewed in the policies map modifications and are prefixed 'PMM':
 - AP2 Brandon Cemetery (PMM1)
 - SP12h General employment area at British Sugar Factory (PMM2)
 - AP6 South-east Bury St Edmunds (PMM3)
 - Cavendish – amend the housing settlement boundary line at land at end of Nether Road to exclude St Edmundsbury Rural Vision 2031 allocated site RV16a. (PMM4)
 - AP15 Former Wisdom Toothbrush Factory, Haverhill (PMM5)
 - AP20 Pinewood Stud, Newmarket (PMM6)
 - AP38 Land north of Acorn Way, Red Lodge (PMM7)
 - AP53 Land west of Bunters Road, Wickhambrook (PMM8)

Clarity and consistency of site allocation policy wording

Site-specific modifications have been made to a number of the site allocations for clarity and consistency and to refer to other policies in the plan in relation to the following areas:

- Deletion of wording 'non-strategic' as all allocations are considered strategic.
- Ensuring the site capacities are referred to as 'around'.
- Access and connectivity.
- Sustainable transport.
- Transport assessments and/or statements.
- Custom and self-build.
- Heritage and archaeology.
- Biodiversity and recreational effects.
- The need to assess the impact of development on the Glen Chalk Caves Site of Special Scientific Interest (SSSI) and/or Horringer Caves SSSI where appropriate.
- To refer to the safeguarding of onsite water infrastructure where appropriate.

Policy AP3 Land north of Rougham Tower Avenue, Bury St Edmunds (MM69)

- Deletion of reference to strategic logistics not being appropriate on the site.

Policy AP4 West Bury St Edmunds (MM70)

- New supporting paragraph stating that the development is required to deliver a distributor road. A policy requirement that the trigger point shall be informed by the transport assessment.
- Deletion of reference to an underpass.
- Deletion of the reference to the burial site needing to be adjacent to Westley Church.

Policy AP12 Suffolk Business Park extension, Bury St Edmunds (MM78)

- Deletion of reference to strategic logistics not being appropriate on the site.
- Provision of start-up units will be supported.

Policy AP19 Hatchfield Farm, Fordham Road, Newmarket (MM85)

- Deletion of reference to strategic logistics provision not being supported.

Policy AP20 Pinewood Stud, Newmarket (MM86)

- Inclusion of a new criteria to provide land sufficient for a primary school.
- A new footpath and pedestrian crossing should be provided across Exning Road to Studland Park Avenue.
- The requirement to assess water quality impacts within the New River on downstream hydrologically connected European sites.

Policy AP23 land to expand Laureate Community Primary Academy (MM89)

- Policy deleted and replaced with AP23 Primary School Provision in Newmarket which provides three options for meeting educational needs in the town.

Policy AP29 Land at Bardwell Road, Ixworth (MM95)

- Deletion of the reference to an off-site contribution for a bridge crossing from Crown Lane across the A143 bypass.

Policy AP30 Land off Crown Lane and west of A143, Ixworth (MM96)

- Deletion of the reference to an off-site contribution for a bridge crossing from Crown Lane across the A143 bypass and land required to facilitate it.
- New text to state the masterplan process for the site should consider whether facilities for pedestrian and cyclists should include a foot and/or cycle bridge from the site across the A143 to link to existing public rights of way in the countryside to the east.

Policy AP40 Secondary School Site, Red Lodge (MM106)

- Amendments to clarify the policy is not a site allocation but a proactive policy to support site selection and delivery.

Policy AP41 Land east of Bury Road, Stanton (MM107)

- Deletion of the reference to allotments, car park and pavilion and the insert of text to clarify community facilities will be required if in accordance with Policy LP31.

Policy AP42 Shepherds Grove, Stanton and Hepworth (MM108)

- Deletion of text not supporting strategic logistics provision over 9,000 square metres (sqm) per unit.
- Provision of start-up units will be supported.

Policy AP58 Land adjacent to Moseleys Farm, Fornham All Saints

- Provision of start-up units will be supported.

Policy AP65 Land adjacent to Park Farm, Fornham St Genevieve

- Provision of start-up units will be supported.

Local policies**Key policy changes****Policy LP1 Sustainable design and construction**

- Modified to 'encourage' measures that go beyond development plan policy requirements.

Policy LP5 Flood risk and sustainable drainage (MM9)

- Modified to be a strategic rather than a local policy.
- Updated to include a strategy for flood risk and to better accord with national planning guidance.

Policy LP6 Water quality and resources (MM10)

- Modified so that water consumption in residential developments will be limited to 110 litres to accord with the water cycle study evidence, planning practice guidance on optional technical standards and the national water management strategy.

Policy LP9 Designing for health and wellbeing and impacts of new development (MM13)

- Updated to remove the requirement to demonstrate through a design and access statement or a health and wellbeing statement how the health and wellbeing has been taken into account in residential design.

Policy LP11 Masterplans (MM16)

- Amended to remove the reference to statement of community involvement and inclusion of paragraph to state masterplans should have regard to the masterplan protocol guidance.

Policy LP12 Design codes (MM17)

- Amended to provide clarity on the occasions a design code should be used.
- Amended to remove the reference to statement of community involvement.

Policy LP13 Trees (MM19)

- Amendments made for clarification and in response to comments received from statutory consultees at the regulation 19 consultation stage.
- A reference is made to ancient trees to accord with the national planning policy framework.

Policy LP14 Landscape (MM20)

- Modified to be a strategic rather than a local policy.

Policy LP15 Protected sites, habitats and features (MM22)

- Modified to be a strategic rather than a local policy.
- Amendments to ensure regard is had to the Suffolk Nature Recovery Strategy and in response to comments received from statutory consultees at the regulation 19 consultation stage.

Policy LP17 Housing settlement boundaries (MM28)

- Policy deleted and text incorporated into Policy SP9 The spatial strategy

Policy LP18 Economic development in the countryside (MM29)

- Modified to be a strategic rather than a local policy.
- Modified to provide clarity and avoid repetition with other policies.

Policy LP20 Affordable Housing (MM32)

- Modified to be a strategic rather than a local policy.
- Amendments for clarity and consistency with national policy.

Policy LP21 Housing type and tenure (MM33)

- Modified to be a strategic rather than a local policy.
- Amendments for clarity.

Policy LP22 Rural exception sites (MM34)

- Modified to be a strategic rather than a local policy.
- Inclusion of new text to provide guidance on community-led development exception sites.

Policy LP23 Housing needs of specific groups (MM35)

- Amended to clarify the circumstances and/or locations where such development may be acceptable outside settlement boundaries and deleting the unnecessary statement 'sites deemed' as it is considered duplication.

Policy LP24 Gypsies, Travellers and travelling showpeople (MM36)

- Modified to be a strategic rather than a local policy.
- Amended to include the gypsy and traveller need over the plan period.
- Amended to clarify when the sequential flood risk test will apply.
- Explanatory text updated.

Policy LP25 Custom and self-build homes (MM37)

- Modified to be a strategic rather than a local policy.
- Modified to include the demand of 30 plots per annum and when this type of housing is considered affordable.

Policy LP26 Housing in the countryside (MM38)

- Modified to be a strategic rather than a local policy.
- Amendments to clarify when replacement dwellings will be supported.

Policy LP29 Alterations and extensions to dwellings and residential annexes (MM39)

- Amendments to clarify overdevelopment of the dwelling curtilage and requirements in relation to annexes.

Policy LP35 Local green spaces (MM42)

- Amendments to clarify areas will be protected from development in accordance with national planning policy on Green Belt.

Policy LP46 Horse racing industry development (MM48)

- Modified to be a strategic rather than a local policy.

Policy LP47 Development affecting the horse racing industry (MM49)

- Modified to be a strategic rather than a local policy.
- Amendments to remove reference to loss of paddocks or other open space and 'long term' in relation to viability.

Policy LP48 Change of use and development of horse racing industry sites (MM50)

- Modified to be a strategic rather than a local policy.
- Amendments to include reference to paddocks and the deletion of 'in exceptional circumstances'.

Policy LP49 Safeguarding horse walks and crossings (MM51)

- Modified to be a strategic rather than a local policy.
- Amendment to make traffic management proposals a criteria.

Policy LP50 Listed buildings (MM52)

- Amendment to include text on retrofitting and the evidence needed to support it.

Policy LP52 New uses for historic buildings (MM54)

- Policy is deleted as duplicated LP50 and LP51.

Other changes

- The key diagram (MM26) has been updated to remove key constraints apart from rivers, and to show broad locations of housing and employment growth
- Several policies have been updated where they reference other guidance and documents outside of the local plan. The terminology has been updated to 'have regard to'.
- There are a number of changes to the policies maps which are as a result of main modifications.

The appendices have been updated as follows:

- Appendix A Development plan documents and policies that will be replaced by the West Suffolk Local Plan. Updated to remove references to 'deleted' and replace with a policy reference.
- Appendix B Schedule of strategic and non-strategic residential, employment and mixed-use allocations. Reference to 'strategic' deleted and fifth column of table deleted.
- Appendix C Masterplans. Updated for clarity.
- Appendix E Housing commitments sites with planning permission (for 10 or more homes). Updated to reflect position as at 1 April 2024.
- Appendix F Housing trajectory. Updated to reflect new base date, new plan period to 2041 and new information on permissions and phasing of sites.
- Appendix G Neighbourhood plan housing requirements for designated neighbourhood areas. Updated to reflect new base date, new plan period to 2041 and to reflect there is no requirement for neighbourhood plans to allocate additional sites, but they may choose to do so in accordance with policy SP11.
- New appendix of Glossary of terms inserted.

Other relevant documents

Policies map changes

A schedule of policies map modifications (PMMs) arising from the main modifications is available for comment during the consultation.

Sustainability appraisal and habitats regulations assessment

An addendum to the sustainability appraisal (SA) to address the main modifications and update to the habitats regulations assessment report (HRA) are also open for consultation alongside the main modifications.

Additional modifications

A schedule of additional modifications (AMs) is available for information only alongside the consultation. This sets out minor and/or factual changes to the plan text which are not required for soundness reasons and are therefore not open for consultation.

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