

Membership as from May 25

Councillor Berry
Councillor Drummond
Councillor Harvey (Vice)
Councillor Hood (Chair)
Councillor Hulbert
Councillor Jarvis
Councillor McHugh
Councillor Nobbs
Councillor Yarrow
Members = 9
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 19th January 2026 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. This is a public arena, therefore anything you say including your name if given, may be published by the press, social media and in Council committee minutes.

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 5th January 2026**
 - 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
 - a) **DC/25/1982/HH** – Householder planning application – ramped access – 421 Aureole Walk, Newmarket
 - b) **DC/26/0010/HH** – Householder planning application – a. single storey rear extension (following demolition of existing conservatory and breakfast room) b. new window to side elevation – 42 Rous Road, Newmarket
 - c) **DC/25/1858/FUL** – Planning application – a. installation of 23 box stable yard, b. replacement equine swimming pool – Freemason Lodge, 35 Bury Road, Newmarket
7. **Planning applications** – Amended and Deferred Plans
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 29/12/25, 05/01/26
11. **Delegation Panel decisions** - To discuss any decisions by Delegation Panel
12. **Licensing** - To discuss any Licensing applications, including pavement licence applications
13. **Enforcement** – to discuss any enforcement issues
14. **Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
15. **Kingsway Solar Farm** – to consider the consultation
16. **Correspondence**
17. **Date of next meeting** – 2nd February 2026

Signed: *CE Whitaker*

Cathy Whitaker, Town Clerk

Date: 13th January 2026

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

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Newmarket

TOWN COUNCIL

Minutes of a Meeting of the Development & Planning Committee Held on Monday 5th January 2026 at 6.15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Berry (from 6.16pm)
Councillor A Drummond
Councillor J Harvey (Vice Chair)

Councillor J Jarvis
Councillor J McHugh
Councillor K Yarrow (from 6.18pm)

Also Present: C Whitaker – Town Clerk, N Alecock – Deputy Town Clerk, J Ashton – Minute Assistant, Cllr Winter as an observer (from 6.21pm) and 1 Member of the Press.

	Minute	Action by
D/26/01/1 <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 announced that the Fire Safety Notice was not required and confirmed that the meeting was being recorded by the Minute Assistant. <i>Cllr Berry joined the meeting at 6.16pm</i>		
D/26/01/2 <u>Apologies</u> Apologies were received from Cllrs Hulbert and Nobbs.		
D/26/01/3 <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> Cllr Hood declared an "other" interest in item 6c DC/25/1947/LB and Cllr Drummond declared an "other" interest in item 6e DC/25/2002/TCA. There were no requests for dispensations. <i>Cllr Yarrow joined the meeting at 6.18pm</i>		
D/26/01/4 <u>To Confirm the Minutes of the Meeting Held on 15th December 2025 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 15th December 2025 and Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed: <u>D/26/01/4.01 Resolved</u> That the minutes of the Development & Planning Committee held on 15th December 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee. Matters arising: D25/12/22/3 - DC/25/1582/FUL – Planning application – proposed horsewalker and arena (following removal of exercise/ trotting ring, covered lunge pit and loose box) -		

David Simcock Racing Ltd, Trillium Place, Birdcage Walk, Newmarket. The holding objection regarding noise was reconsidered and Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/01/4.02 Resolved

The Committee agreed that they would withdraw the holding objection, subject to rubber flooring being installed to minimise potential noise.

Cllr Winter joined the meeting at 6.21pm

D/26/01/5 Public Open Session

No members of the public were present.

D/26/01/6 Planning Applications

D/26/01/6/1 DC/25/1878/TPO – TPO 323 (1973) tree preservation order – six Lime (X on plan within G4 on order) – pollard by up to three metres to clear building and guttering – 12 The Hamiltons, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.01 Resolved

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

D/26/01/6/2 DC/25/1664/FUL – Planning application – a. Subdivision of Units 1 and 2 to allow for change of use of unit 1 from a shop (class E) to a hot food takeaway (sui generis) b. external alterations to unit 1 to include a flue to side elevation and new door to rear elevation c. opening hours of unit 1 Monday – Sunday 11.00am to 11.00pm – Unit 1 and 2 The Centre, Brickfields Avenue, Newmarket. Cllr Hood made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/23/01/6.02 Resolved

The Committee noticed an error in the planning statement referencing Rugby Town Area that needs to be corrected and objected on the grounds of no disabled access, however if disabled access is provided the Committee would withdraw the objection.

Cllr Hood declared an "other" interest in the following application and left the meeting at 6.30pm. Cllr Harvey took the Chair.

D/26/01/6/3 DC/25/1947/LB – Application for listed building consent – internal and external alterations on third floor including a. door opening and additional door in corridor b. installation of wc's, baths and basins c. existing timber windows to be repaired and maintained – Jockey Club Chambers, 101 High Street, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Berry. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.03 Resolved

The Committee voiced no objection subject to the approval of the Conservation/Listed Buildings Officer.

Cllr Hood returned to the meeting and took the Chair at 6.32pm.

D/26/01/6/4 DC/25/1951/TPO – TPO 04(1977) tree preservation order – two horse chestnut (marked on plan and within G3 on order) reduce height by up to 2.5 metres, reduce spread on both sides by up to 2.5 metres – 93 St Philips Road, Newmarket. Cllr Drummond made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.04 Resolved

The Committee noted the clear photos of the trees in the application which they felt extremely helpful in the decision making and would appreciate more photos with future applications. The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.

Cllr Drummond declared an "other" interest in the following application and left the meeting at 6.34pm.

D/26/01/6/5 DC/25/2002/TCA – Trees in a conservation area notification – one sycamore (marked T1 on plan) and four lilacs, one elder (marked G2 on plan) fell, three sycamore (marked G1 on plan) re pollard by up to six metres above ground level, nine sycamore (marked G3 on plan) re pollard by up to six metres above ground level and crown lift by three metres, five sycamore and one prunus (marked G4 on plan) crown lift to three metres – 35 Freemason Lodge, Flat 1, Bury Road, Newmarket. Cllr Berry made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.05 Resolved

The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee objected to the felling of the trees but does not object to the pollarding work.

Cllr Drummond returned to the meeting at 6.37pm.

D/26/01/6/6 DC/25/2008/P3CMA – Prior approval application under Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 – change of use from commercial/ business/ service to 34 dwellings (class C3) – Land At Suffolk House, Rayes Lane, Newmarket. Cllr Jarvis made a proposal, seconded by Cllr Yarrow. A vote was taken which was unanimous and the following was agreed:

D/26/01/6.06 Resolved

The Committee strongly objected on the grounds of overdevelopment and traffic issues and as there are no significant changes from the previous application, restated the previous objection "The Committee objected on the grounds of it being an overdevelopment of the site, the address is incorrect, are the planners satisfied that the internal design is adequate and requested a Highways report on the increase of traffic flow into Fordham Road and confirmation of the available parking spaces."

D/26/01/7 Amended and Deferred Plans

D/26/01/7/1 DC/25/1725/TPO – TPO 015(2019) tree preservation order – one Tree of Heaven

(marked T017 on plan and T1 on order) fell – Fairstead House School, Fordham Road, Newmarket (*Tree Officer comments now received*). Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/01/7.01 Resolved

The Committee support the Tree Officer's recommendations and voiced no objection, subject to the recommendations being followed.

D/26/01/8 Planning Appeals

None noted.

D/26/01/9 East Cambs Planning Applications

The East Cambs Weekly Lists were noted.

D/26/01/10 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing 08/12/2025, 15/12/2025 & 22/12/2025.

Applications	Description	Address	WSC Decision	NTC Decision
DC/25/1719/TCA	Trees in a conservation area notification - one horse chestnut (marked on plan) fell.	31 Old Station Road Newmarket Suffolk	Approved	Objected
DC/25/1627/TPO	TPO 13(1991) tree preservation order - two beech (marked T2 and T3 on plan and within A4 on order) fell.	Woodland End Snailwell Road Newmarket Suffolk	Approved	No objection
DC/25/1573/HH	Householder planning application - a. two storey side extension (following demolition of existing garage) b. addition of flue to rear roof elevation c. replace window with door on rear elevation d. air conditioning unit to rear	9 Drinkwater Close Newmarket Suffolk	Approved	No objection
DC/25/1320/TPO	TPO 012 (1956) Tree reservation order - one Horse Chestnut (marked on plan) overall crown reduction by up to two metres.	31 Norfolk Avenue Newmarket Suffolk	Refused	No objection
DC/25/0779/FUL	Planning application - additional floodlighting to court 4.	Newmarket Lawn Tennis Club Hamilton Road Newmarket Suffolk	Approved	Objected
DC/25/0415/FUL	Planning application - a. change of use of storage area (use class B8) to community centre (use class F2) b. insertion of windows and doors to front elevation.	Newmarket Nexus Unit 2 Albion Court 9 Studlands Park Avenue Newmarket Suffolk	Withdrawn	No objection

D/26/01/11 Delegation Panel Decisions

DC/25/0779/FUL - Planning application additional floodlighting to court
4 - Newmarket Lawn Tennis Club, Hamilton Road, Newmarket. It was noted that the Officer was minded to grant permission.

D/26/01/12 Licensing

D/26/01/12/1 Premises Licence Application – 8 Craven Way Newmarket CB8 0BW – Sale of alcohol Monday – Sunday 00:00 to 23:59. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/01/12.01 Resolved

The Committee voiced no objection and welcomed the new business and supported the application.

D/26/01/13 Enforcement

The Working Group will continue to review the current issues.

The vape shop opposite the Jockey Club has been taken back by the owner the other two shops have been closed for a further 3 months. The Committee recognised the collective successful efforts of Trading Standards, Suffolk Police, WSC and other agencies on behalf of the community on this issue.

D/26/01/14 Working Group Reports

There were no reports.

D/26/01/15 Correspondence

None noted.

D/26/01/16 Date of Next Meeting

Monday 19th January 2026 at the Memorial Hall.

Meeting closed 6:52pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/01/4.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 15th December 2025 be adopted and were signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/01/4.02 Resolved</u>	The Committee agreed that they would withdraw the holding objection, subject to rubber flooring being installed to minimise potential noise.
<u>D/26/01/6.01 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/23/01/6.02 Resolved</u>	The Committee noticed an error in the planning statement referencing Rugby Town Area that needs to be corrected and objected on the grounds of no disabled access, however if disabled access is provided the Committee would withdraw the objection.
<u>D/26/01/6.03 Resolved</u>	The Committee voiced no objection subject to the approval of the Conservation/Listed Buildings Officer.
<u>D/26/01/6.04 Resolved</u>	The Committee noted the clear photos of the trees in the application which they felt extremely helpful in the decision making and would appreciate more photos with future applications. The Committee actively encourages responsible tree management and does not object to this application subject to the Tree Officer's approval.
<u>D/26/01/6.05 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 trees but does not object to the pollarding work.
<u>D/26/01/6.06 Resolved</u>	The Committee strongly objected on the grounds of overdevelopment and traffic issues and as there are no significant changes from the previous application, restated the previous objection "The Committee objected on the grounds of it being an overdevelopment of the site, the address is incorrect, are the planners satisfied that the internal design is adequate and requested a Highways report on the increase of traffic flow into Fordham Road and confirmation of the available parking spaces."
<u>D/26/01/7.01 Resolved</u>	The Committee support the Tree Officer's recommendations and voiced no objection, subject to the recommendations being followed.
<u>D/26/01/12.01 Resolved</u>	The Committee voiced no objection and welcomed the new business and supported the application.

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

Application	Constraints/ Neighbourhood Plan Policies	Case Officer	Applicant name	Consultation expiry date
DC/25/1982/HH Householder planning application -ramped access 421 Aureole Walk Newmarket Suffolk CB8 7BB		Adam Yancy	Mr Collyer & Mrs Armstrong	Tues 27 th Jan
DC/26/0010/HH Householder planning application - a. single storey rear extension (following demolition of existing conservatory and breakfast room) b. new window to side elevation 42 Rous Road Newmarket Suffolk CB8 8DL	Conservation area NKT1	Cara Fieldhouse	Mr Gary Medus	Wed 28 th Jan
DC/25/1858/FUL Planning application - a. installation of 23 box stable yard, b. replacement equine swimming pool Freemason Lodge 35 Bury Road Newmarket Suffolk CB8 7BY	Conservation area NKT1 NKT2	Gregory McGarr	Mr Kiavash Joorabchian	Tues 3 rd Feb

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

NKT2 – Key Views

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EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 24th December 2025

Reference: 25/01355/FUL

Officer: Jasmine Moffat

Date application valid:

15th December 2025

Parish:

Fordham

Location: The School House 14 Station Road Fordham Ely Cambridgeshire

Proposal: New single storey rear extension and garage with new entry porch and rear patio

Applicant:

Mr. & Mrs. Torkil & Kaiti Harrison & Soultana
The School House
14 Station Road
Fordham
Ely
Cambridgeshire
CB7 5LW

Agent:

CDC Studio
FAO Delphine Dryer
17 Comberton Road
Barton
Cambridge
CB23 7BA

Grid Reference: 562583 270279

Reference: 25/01358/FUL

Officer: Cassy Paterson

Date application valid:

16th December 2025

Parish:

Soham

Location: 21 Martin Close Soham Ely Cambridgeshire CB7 5EJ

Proposal: First floor front and side extensions and new multi-function room

Applicant:

Mr & Mrs Challis-Jones
21 Martin Close
Soham
Cambridgeshire
CB7 5EJ

Agent:

Lynwood Associates Ltd
FAO Mr Dennis Brocklesby
Lynwood House
Murray Park
Newmarket
CB8 9BU

Grid Reference: 558934 274077

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 9th January 2026

Reference: 25/01301/FUL

Officer: Cassy Paterson

Location: Lynton Waterside Burwell Cambridge CB25 0BJ

Date application valid: 19th December 2025

Parish: Burwell

Proposal: Alterations, demolitions ,improvements and extensions plus replacing existing roof tiles

Applicant:

Mr And Mrs Richard Wood
Lynton
Waterside
Burwell
Cambridge
CB25 0BJ

Agent:

MDS Design Associates
FAO Mr Malcolm Daines-Smith
North Barn
Church Lane
Freckenham
Suffolk
IP28 8JF

Grid Reference: 558781 268350

Reference: 25/01064/FUL

Officer: Jasmine Moffat

Location: Willow Cottage 41 Church Street Fordham Ely Cambridgeshire

Date application valid: 15th December 2025

Parish: Fordham

Proposal: Change of all windows to white uPVC

Applicant:

Mrs Anina Ormerod
Willow Cottage
41 Church Street
Fordham
Ely
Cambridgeshire
CB7 5NJ

Agent:

Grid Reference: 563107 270788

Reference: 25/01312/FUL

Officer: Charlotte Sage

Location: Recreation Ground Church Street Fordham Cambridgeshire CB7 5NJ

Date application valid: 19th December 2025

Parish: Fordham

Proposal: Demolition of existing pavillions and toilet block (buildings 1, 2 and 3). Construction of new sports pavillion with community hall and parish council meeting space

Applicant:

Fordham Parish Council
FAO Ms Christine Standley Stanley
Halesowen
14 Isleham Road
Fordham
Ely
Cambridgeshire
CB7 5NJ

Agent:

Fabric First Architects
FAO Mr Stuart Jones
Sunnyfield
Culford Road
Fornham St Martin
IP28 6TN

Grid Reference: 563172 271013

Reference: 25/01369/FUL

Officer: Jasmine Moffat

Location: Rose Garden Cottage 13 Soham Road Fordham Ely Cambridgeshire

Date application valid: 18th December 2025

Parish: Fordham

Proposal: Single storey extension to side, proposed porch, dormer window, external & internal alterations

Applicant:

Mr & Mrs Michael & Betsy Wilton
13 Soham Road
Fordham
Ely
Cambridgeshire
CB7 5LD

Agent:

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

Grid Reference: 561874 271169

Reference: 25/01342/FUL

Officer: Philip Baum

Location: 2 The Street Snailwell Newmarket Suffolk CB8 7LX

Date application valid: 23rd December 2025

Parish: Snailwell

Proposal: Single storey extension to link existing outbuilding to dwelling

Applicant:

Ms Kate Grimwade
2 The Street
Snailwell
Newmarket
Suffolk
CB8 7LX

Agent:

Andrew Fleet Architectural Technologists
FAO Mr Steve Crawford
6 Regent Place
Soham
Ely
Cambridgeshire
CB7 5RL

Grid Reference: 564427 267506

Reference: 25/01361/FUL
Officer: Kanchan Sharma

Date application valid: 16th December 2025
Parish: Soham

Location: The Carpenters Arms 76 Brook Street Soham Ely Cambridgeshire

Proposal: Proposed single storey flat roof rear extension with parapet walls along with internal additions & alterations and associated site works

Applicant:

Carpenters Arms Public House (RAKCKB Ltd)
FAO Mr Robert Barnes
76 Brook Street
Soham
Ely
Cambridgeshire
CB7 5AE

Agent:

Jamie Palmer Architectural Design Services Ltd
FAO Jamie Palmer
131A Brook Street
Soham
Ely
Cambridgeshire
CB7 5AE

Grid Reference: 560099 272688

Reference: 25/01340/FUL
Officer: Jasmine Moffat

Date application valid: 18th December 2025
Parish: Woodditton

Location: 10 Malvern Close Newmarket Suffolk CB8 8BP

Proposal: Single storey rear extension and alterations

Applicant:

Mr & Mrs Jefferson
10 Malvern Close
Newmarket
Suffolk
CB8 8BP

Agent:

Lynwood Associates Ltd
FAO Mr Dennis Brocklesby
Lynwood House
Murray Park
Newmarket
CB8 9BU

Grid Reference: 564940 262678

Decision List

Weeks commencing 29 th December and 5 th January	NTC Comments	West Suffolk Council Decision
<u>DC/25/1813/TPO</u> TPO 04(2012) tree preservation order - one horse chestnut (marked T1 on plan and T19 on order) fell 3 Arborfield Drive Newmarket Suffolk CB8 7FL	The Committee actively encourages responsible tree management and object to the felling of healthy trees. The Committee made a holding objection until a report and advice from the Tree Officer is received.	Decided- Refuse application 
<u>DC/25/1709/HH</u> Householder planning application - a. conversion of existing garage into annexe b. two windows on side elevation Granby Lodge Granby Street Newmarket Suffolk CB8 8HE	The Committee voiced no objection, subject to the property being used as per the application for occasional use by family and friends. The Committee requested that a condition be imposed to prevent the subsequent use as a HMO or separate rental and requested that the adjacent workshop is not permitted to store hazardous materials to ensure the safety of individuals.	Decided- Approve application 

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To: **Recipients of Delegation Panel papers**

Contact Planning Department
Email planning.help@westsuffolk.gov.uk

(Insert date)

Dear all

Delegation Panel - Tuesday 13 January 2026

Following consultation with the members of the Delegation Panel on the above date, the Director (Planning and Growth) has determined that the following decisions will either be delegated to Officers or referred to the Development Control Committee for consideration, as indicated against each item.

Those applications agreed to be delegated are not strategic in their scale or nature and do not raise any significant material planning issues to justify referral for wider discussion at the Development Control Committee.

Those applications agreed to be referred to the Development Control Committee for determination were considered to have significant public interest, raising material planning issues that justify wider discussion and debate.

Any queries in relation to the Delegation Panel meeting and/or the applications should be directed to
planning.help@westsuffolk.gov.uk

Yours sincerely



Julie Baird
Director – Planning & Growth

9.	Application number	DC/25/1582/FUL
	Proposal:	Planning application - proposed horsewalker and arena (following removal of exercise/trotting ring, covered lunge pit and loose box)
	Location:	David Simcock Racing Ltd, Trillium Place, Birdcage Walk, Newmarket
	Case officer:	Gregory McGarr
	Parish:	Newmarket Town Council
	Ward:	Newmarket West
	Member comment:	No comments received
	Officer 'minded to' position:	GRANT
	Recommendation of the Panel:	Delegate to officers
	Reason for DCC referral:	
	Director decision:	Agreed

Wednesday 7 January 2026

Dear Parish Clerk,

Kingsway Solar Farm Development Consent Order

Targeted Consultation: 7 January – 4 February 2026

We are writing to you regarding the proposed Kingsway Solar project (the “Scheme”), which is a proposed solar farm and overhead line connection, that will generate around 500 MW of electricity and connect to the National Electricity Transmission System (NETS).

We previously contacted you in September 2025 when we were holding the full stage two (statutory) consultation on the Scheme. This letter is being sent to you as part of a targeted consultation exercise that is being carried out to gather feedback on a number of localised changes to the Scheme since the version shared for that stage two consultation.

The Scheme

The Scheme is being promoted by Kingsway Solar Farm Limited, a subsidiary of Downing Renewable Developments. The Scheme is proposed to be located on land to the east of Cambridge, between Burwell and Balsham in Cambridgeshire, and is located within the administrative boundaries of Cambridgeshire County Council, South Cambridgeshire District Council, and East Cambridgeshire District Council.

The Scheme would comprise the construction, operation (including maintenance) and decommissioning of photovoltaic (PV) solar panels and approximately 15 km of overhead line connection into the planned National Grid Burwell South substation (due to be located south of the existing Burwell substation, the exact location yet to be confirmed by National Grid). The Scheme will also include associated infrastructure, including co-located battery energy storage systems (BESS) and inter-array connections to link together the land parcels where the solar panels are located. The BESS is associated development to ensure that energy can be stored when it is generated and not demanded. The BESS will have a direct relationship with the solar PV panels and it will support the operation of this by storing electricity produced during times of peak capacity until it is needed.

The Scheme comprises a generating station of approximately 500 megawatts and the installation of an above ground electric line greater than two kilometres in length. The Scheme therefore qualifies as a Nationally Significant Infrastructure Project (NSIP) under sections 14(1)(a), 14(1)(b), 15(2) and 16 of the Act. A Development Consent Order (“DCO”) application for the Scheme (the “Application”) will be made by the Applicant to the Secretary of State for Energy Security and Net Zero (the “Secretary of State”) via the Planning Inspectorate, who will appoint an Examining Authority to examine the application on behalf of the Secretary of State. After examination, the Examining Authority will make its recommendation on the Application to the Secretary of State, who will make the final decision on whether or not to grant the DCO.

Why we are writing to you

You are receiving this letter because you are identified as a parish council with an interest in the proposed changes to the Scheme, and to inform you about the launch of a targeted consultation.

This consultation is running from 7 January until 11:59pm on 4 February 2026, and we invite responses on or before the closing date.

Changes to the Scheme and purpose of this consultation

Since our stage two consultation (held between Wednesday 17 September and Wednesday 29 October 2025), we have been reviewing the feedback received and continuing to carry out surveys and assessments to help inform our Scheme design. As a result of the feedback received, further surveys undertaken and design refinements, we have identified some localised changes to the Scheme design which this targeted consultation is specifically focussed on.

To share further information about the proposed changes being consulted on, we have prepared an Information Booklet. A copy is enclosed with this letter, and a digital version is also available on the Documents pages of the Scheme website (www.kingswaysolarfarm.co.uk).

If you require this information in an alternative format, such as Braille, large print or an alternative language, please contact us using the details provided in this letter.

As we have already gathered feedback on the wider proposals during our stage two consultation, we encourage you to refer to the specific changes outlined in the enclosed materials when providing your comments.

Providing feedback

Your feedback is important in helping us refine our proposals. You can respond to this consultation by writing either via email (enquiries@kingswaysolar.co.uk) or by post (by writing: FREEPOST DOWNING KINGSWAY– no stamp needed). Responses to this targeted consultation must be received by **11:59pm on 4 February 2026**.

If you have any questions about this letter, the Scheme or consultation, please do not hesitate to contact enquiries@kingswaysolar.co.uk or 0800 012 9881.

Yours faithfully,



David Vernon
Head of NSIP Projects
Downing Renewable Developments

Enc. Information Booklet



Kingsway Solar

Targeted consultation

7 January – 4 February 2026

We are inviting you to take part in a targeted consultation for Kingsway Solar.

This information booklet details how you can take part in the consultation and provide your feedback.

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About Kingsway Solar

Kingsway Solar ("the Scheme") is a proposed solar farm and overhead line connection to the national grid, located east of Cambridge, between Burwell and Balsham in Cambridgeshire. It would power approximately 175,000 homes annually.

The proposals consist of photovoltaic (PV) solar panels and an overhead line connection to National Grid's planned Burwell South substation (due to be located south of the existing Burwell substation, with the exact location yet to be confirmed by National Grid). The Scheme also comprises associated infrastructure, including co-located battery energy storage systems (BESS) and inter-array connections to link together the development areas where the solar panels are located.

Kingsway Solar is being promoted by Kingsway Solar Farm Limited, a subsidiary of Downing Renewable Developments (DRD). DRD was founded to deliver renewable energy, which is critical to the transition to a low-carbon economy and to achieving net zero.

About this targeted consultation

Since our stage two (statutory) consultation, held between 17 September and 29 October 2025, we have been reviewing the feedback received and carrying out surveys and assessments to help inform our Scheme design.

As a result of these surveys and design refinements, we have identified some localised changes to the Scheme design. The focus of this targeted consultation is on these changes, which are numbered 1 to 6.

Following the close of this targeted consultation, we will review the feedback received on each change and continue to refine the design of the Scheme.

Our targeted consultation will run for four weeks, from **7 January** to **4 February 2026**. This booklet provides details of each change and how to provide feedback.



Optimising solar power and design refinements

Since our stage two consultation, Kingsway Solar has progressed the development of its Scheme design, taking into account feedback from the consultation and results from further surveys and assessments. This feedback and further information received highlighted environmental or community concerns with some areas of solar panels shown at the stage two consultation.

The development following the stage two consultation has also included further technical work to progress engineering designs for the Scheme. This technical work has included:

- detailed design of the on-site substations and BESS, including a review of the land required to support this infrastructure and provide for drainage and fire safety
- general optimisation of solar panel layouts, including detailed access design, cabling and inverter layouts and a review of offsets from field margins and fence locations
- further engagement with the wind farm operator in Development Area B to confirm the necessary minimum distances of solar panels from the existing wind turbines, without affecting their operation
- a review of the expected power generation from the solar panels within the Development Areas, having regard to the export capacity of 500MW provided for in Kingsway Solar's connection offer from National Grid.

An iterative design process was undertaken to optimise the solar panel layouts in response to consultation feedback and additional engineering refinement, while at the same time ensuring the required export capacity is achieved by the Scheme.

Through this process it was determined that new fields within the existing Development Area A, B and C boundaries would be needed to host solar panels to achieve the required capacity of 500MW, with some fields also being removed from the Scheme in response to feedback.

Fields with lower Best and Most Versatile (BMV) land grading were prioritised for panels, although some fields with higher BMV grading have been used where it was considered farming operations would not be feasible on them during operation of the Scheme.

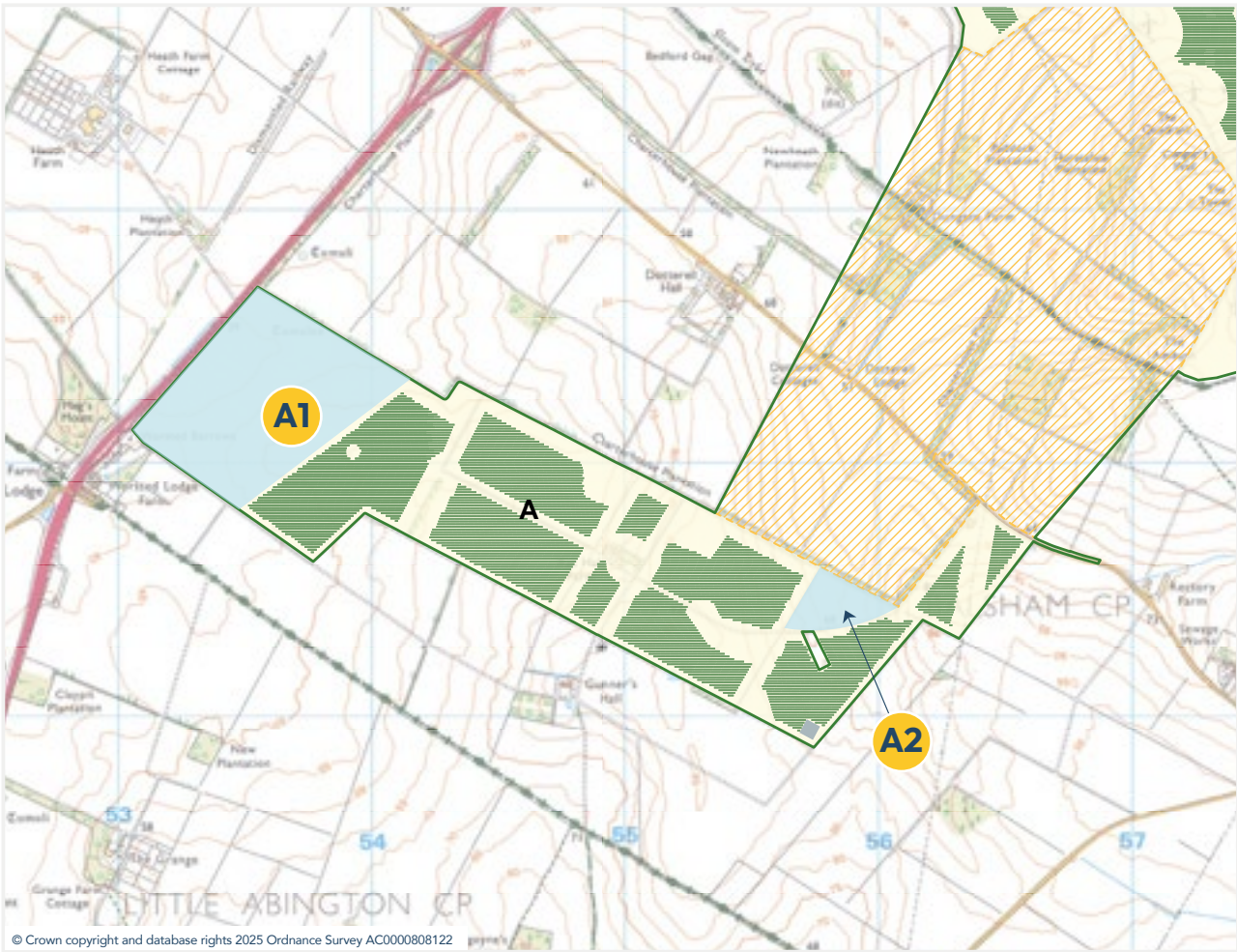
The maps on the following pages show the indicative locations of solar panels, substations and BESS presented during the stage two consultation. The shaded areas identify where solar panels have been removed from fields, as well as where new fields are proposed to host solar panels to achieve 500MW of generating capacity.

All of the shaded fields, which form part of this targeted consultation, are located within the scheme boundary presented during our stage two consultation, previously indicated as the 'Solar PV Development Area'. No new land has been introduced.

Kingsway Solar will consider feedback on the proposed changes as part of the ongoing evolution of the Scheme design. We are also continuing to optimise the design and configuration of solar panels within the existing fields presented during the stage two consultation, and our final proposals will be submitted as part of the Development Consent Order (DCO) application.

Change 1: Solar panels in Development Area A – west

Located east of the A11 and north-east of Worsted Lodge



- A1** The field closest to the A11 is proposed as a new location for solar panels because of its size and limited constraints. Archaeological constraints in this field will be considered in preparing the detailed layout.
- A2** While this field comprises some Grade 2 agricultural land, it would not have been made available for continued agricultural use during the operational phase under the previous design and so has been included within the layout for panels.

Key

Stage two consultation solar PV development area boundary

Stage two consultation solar PV development areas

Stage two consultation indicative location of solar panels

Stage two consultation indicative 132kV on-site substation location

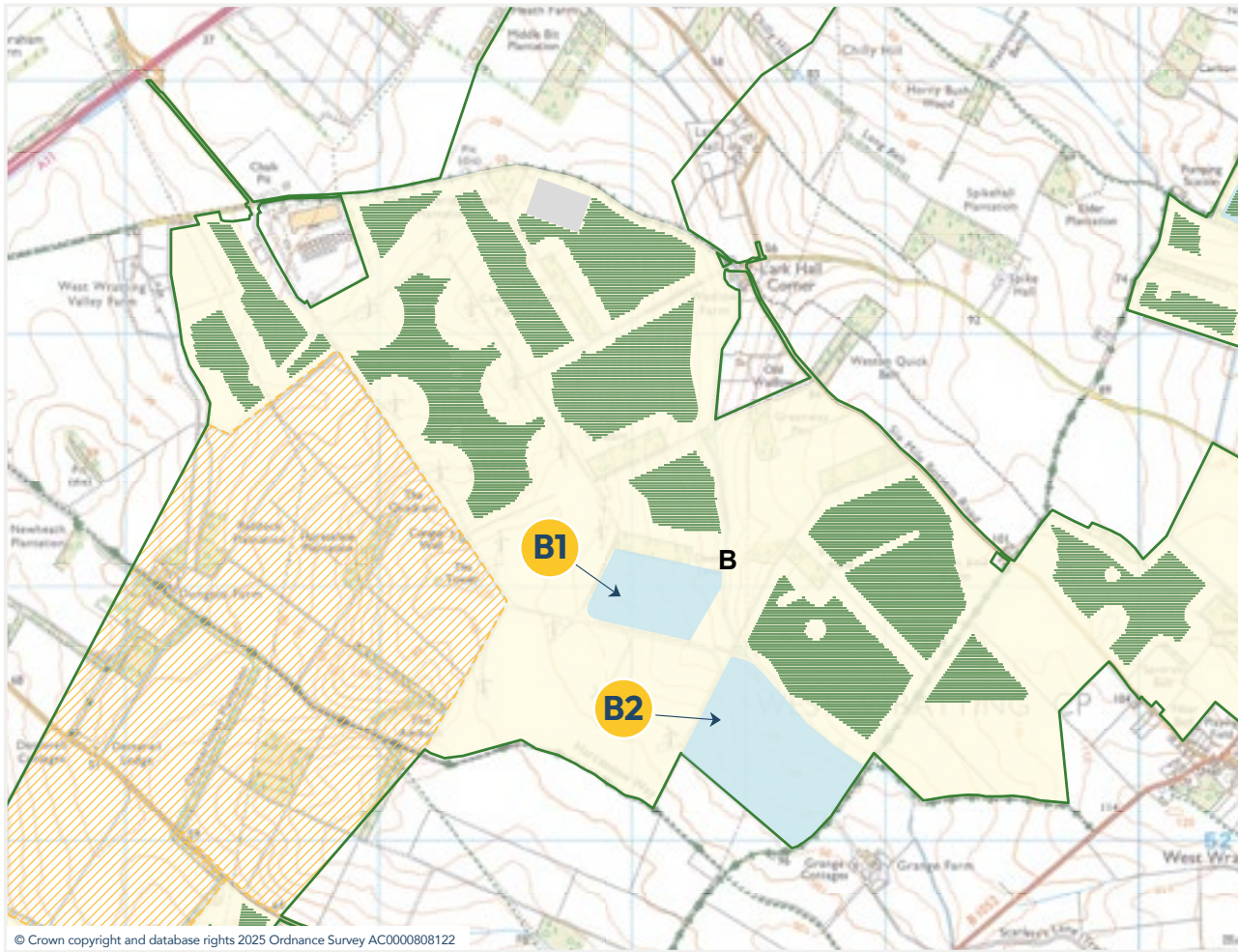
Stage two consultation inter-array areas

New area proposed to locate additional solar panels

Note: We are also continuing to optimise the design and configuration of solar panels within the existing fields presented during the stage two consultation, and our final proposals will be submitted as part of the DCO application.

Change 2: Solar panels in Development Area B – central

Located east of the A11 and north of Balsham



- B1** This field is proposed as a new location for solar panels because of its size and limited constraints.
 - B2** This field is proposed as a new location for solar panels because of its size and limited constraints.
- Land continues to be set aside within the southern extent of Development Area B for potential landscape and ecological mitigation.

Key

Stage two consultation solar PV development area boundary

Stage two consultation solar PV development areas

Stage two consultation indicative location of solar panels

Stage two consultation indicative 400kV on-site substation and BESS compound location

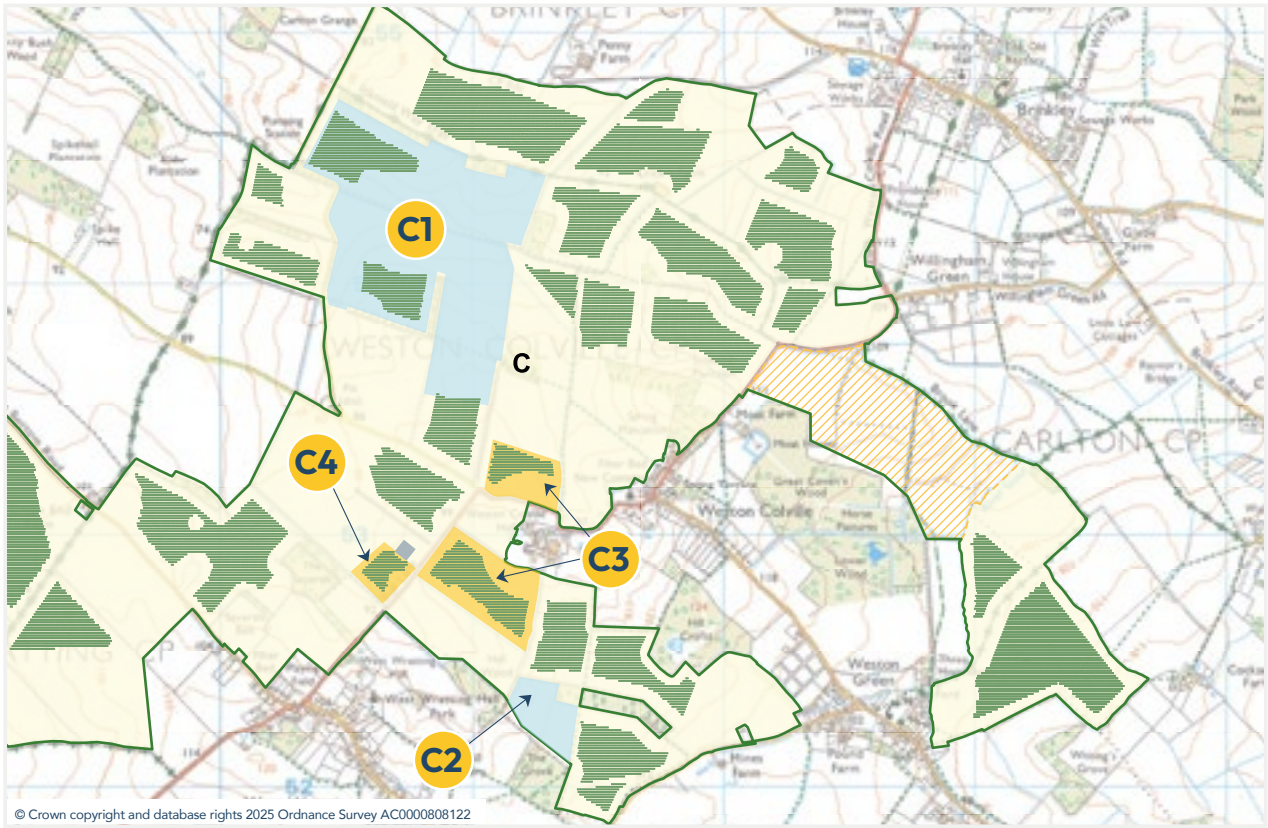
Stage two consultation inter-array areas

New area proposed to locate additional solar panels

Note: We are also continuing to optimise the design and configuration of solar panels within the existing fields presented during the stage two consultation, and our final proposals will be submitted as part of the DCO application.

Change 3: Solar panels in Development Area C – east

Located on land around the villages of West Wratting, Weston Colville, Weston Green and Willingham Green



- C1** These fields are proposed as new locations for solar panels because they are central to Development Area C, consolidating previously proposed solar panel field locations with separation from residential areas.
- C2** The field is proposed as a new location for solar panels because of its distance from residential areas and its limited constraints. The proximity of the new fields (C1 and C2) to public rights of way will be considered in the landscape enhancement strategy.
- C3** These fields are identified to be removed from the solar panel layout in response to feedback received during the stage two consultation on the potential impact to the setting of listed buildings, including Hall Farm and St Mary's Church in Weston Colville.
- C4** This field is identified to be removed from the solar panel layout to accommodate the substation in Development Area C, including access and drainage areas.

Key

- Stage two consultation solar PV development area boundary
- Stage two consultation solar PV development areas
- Stage two consultation indicative location of solar panels
- Stage two consultation indicative 132kV on-site substation location
- Stage two consultation inter-array areas
- New area proposed to locate additional solar panels
- Solar panel fields being removed from the scheme design

Note: We are also continuing to optimise the design and configuration of solar panels within the existing fields presented during the stage two consultation, and our final proposals will be submitted as part of the DCO application.

Design refinements: Substations and BESS

Further detailed engineering design work has indicated that enlarged footprints are required for the combined 400kV substation and BESS compound as well as the two 132kV substations, which are located within the solar development areas.

The maps on the following pages show the indicative location of this infrastructure as shown during the stage two consultation, alongside the updated footprint. The locations for the on-site substations and BESS infrastructure are consistent with the indicative locations presented during the stage two consultation.

Where necessary, the indicative locations of solar panels will be updated to accommodate these latest designs.

Change 4: Development Area A – 132kV substation



Proposed change

Following further detailed engineering design work, the size of the 132kV substation in Development Area A has been increased compared to the plans shown during the stage two consultation. The additional land is required to accommodate the electrical equipment needed within the substation.

As a result of this change, the indicative layout of the solar panels around the substation in this location will be updated. No increased effects for this change are anticipated compared to those identified in the Preliminary Environmental Information Report (PEIR).

Key

- Stage two consultation solar PV development area boundary
- Stage two consultation solar PV development areas
- Stage two consultation indicative location of solar panels
- Stage two consultation indicative 132kV on-site substation location
- Proposed 132kV on-site substation footprint
- Solar panel layout being updated to accomodate 132kV substation design

Change 5: Development Area B – 400kV on-site substation and BESS compound



Proposed change

Following further detailed engineering design work, the size of the 400kV on-site substation and BESS compound in Development Area B has been increased compared to the plans shown during the stage two consultation. The additional land is required to accommodate the electrical equipment needed within the compound, as well as maintenance and emergency accesses, fire safety equipment and water retention systems.

The increased area of the substation and BESS compound remains within a field also presented during the stage two consultation to contain solar panels, and the solar panels will be reduced in extent to accommodate the change. No increased effects for this change are anticipated compared to those identified in the PEIR.

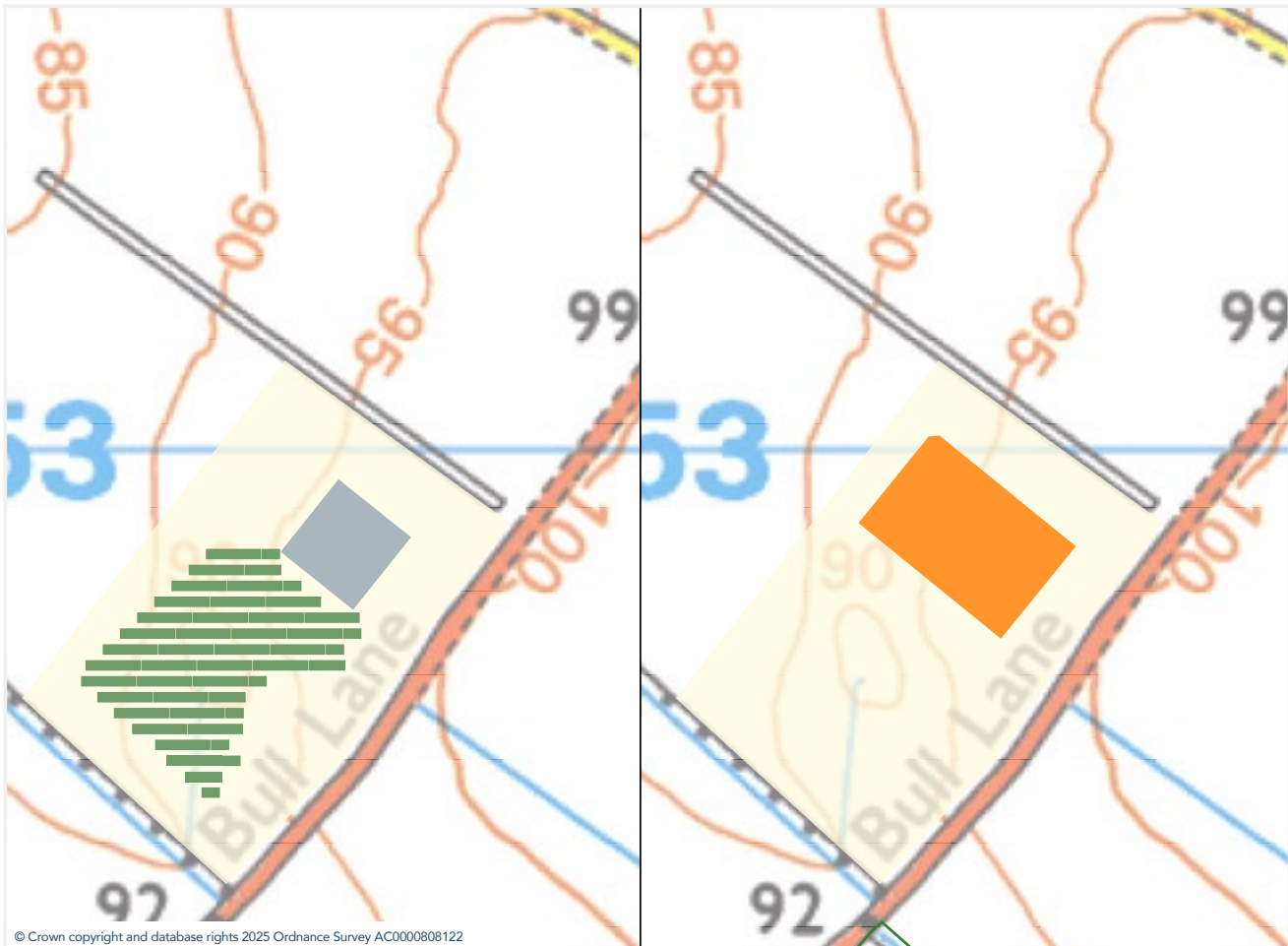
Key

- Stage two consultation solar PV development area boundary
- Stage two consultation solar PV development areas
- Stage two consultation indicative location of solar panels
- Stage two consultation indicative 400kV on-site substation and BESS compound location
- Proposed 400kV on-site substation and BESS compound footprint
- Solar panel layout being updated to accomodate 400kV substation

Note: We are also continuing to optimise the design and configuration of solar panels within the existing fields presented during the stage two consultation, and our final proposals will be submitted as part of the DCO application.

Note: The map only shows the scheme design relevant to the change being consulted on as part of this targeted consultation.

Change 6: Development Area C – 132kV substation



Proposed change

Following further detailed engineering design work, the size of the 132kV substation in Development Area C has been increased compared to the plans shown during the stage two consultation. The additional land is required to accommodate the electrical equipment needed within the substation.

As a result of this change, the solar panels around the substation in this location have been removed from the design. No increased effects for this change are anticipated compared to those identified in the PEIR.

Key

Stage two consultation solar PV development area boundary

Stage two consultation solar PV development areas

Note: The map only shows the scheme design relevant to the change being consulted on as part of this targeted consultation.

Clarification on proposed construction access route

During the stage two consultation, the PEIR Volume 2, Chapter 11: Traffic and Transport provided details about the highway network within the vicinity of Development Area C, including proposed construction accesses to the smaller part (or the eastern-most) section of the development area.

Section 11.3.22 of PEIR Chapter 11 stated: “The smaller part of Developable Area C can potentially be accessed off the B1052 Brinkley Road 100m south of Willingham Green, however a temporary haul road would be required during construction for HGV access along the existing byway in order to avoid routeing HGVs through West Colville.”

We received some questions in the consultation feedback regarding the wording used in this section of the PEIR Chapter.

To clarify, the eastern-most part of Development Area C could potentially be accessed off the B1052 Brinkley Road 100m south of Willingham Green. A temporary haul road would also be required during construction for HGV access, which would be constructed in the field alongside the existing byway (Brook Lane) in order to avoid routeing HGVs through Weston Colville. The existing byway would not be used.

The use of a haul road alongside Brook Lane, rather than on Brook Lane, was the scenario assessed in the PEIR presented during the stage two consultation, and so no updates are required to its conclusion.

The map below shows the location of Brook Lane and the indicative location of the construction access route, which will be confirmed in the DCO application.



Key

Stage two consultation solar PV development area boundary

Stage two consultation solar PV development areas

How to provide feedback

We would like your feedback on the changes presented as part of this targeted consultation.

This targeted consultation follows our stage two consultation, where we received a broad range of feedback on the Scheme. At this point in the process, we are particularly interested in your views on the specific changes outlined in this information booklet (changes 1 to 6).

You can respond to this consultation by writing to us either via email at enquiries@kingswaysolar.co.uk or by post at **FREEPOST DOWNING KINGSWAY** (no stamp required).

This information booklet is available to view on our website: www.kingswaysolarfarm.co.uk.

If you require this information in an alternative format, such as Braille, large print or an alternative language, please contact us using the details provided below.

What happens next

Feedback gathered through this targeted consultation will be considered alongside comments received during our stage two consultation. These will be summarised in a Consultation Report, which will explain how we have had regard to the feedback and how it has influenced the final proposals. This report will form part of our DCO application.

As part of this process, we will provide a response to comments received on each change. We therefore encourage you to reference specific changes when providing your feedback.

Once our application for development consent has been accepted, an Examining Authority appointed by the Planning

Inspectorate (acting on behalf of the Secretary of State) will examine the application.

You will be able to register your interest in our proposals directly with the Planning Inspectorate, who will then inform you about the progress of our application during the examination process and let you know about further opportunities you will have to inform and contribute to the planning process.

You can find out more about the DCO process for Nationally Significant Infrastructure Projects (NSIP) on the Planning Inspectorate website: <https://infrastructure.planninginspectorate.gov.uk/application-process/%20the-process/>.

Environmental Impact Assessment (EIA)

The changes outlined in this information booklet have been carefully reviewed by our environmental team. As part of the EIA process, we shared our initial environmental assessment in the PEIR during our stage two consultation. The changes presented here do not change the conclusions of that assessment or the likely significant environmental effects that were reported at that stage.

A full and updated environmental assessment will be provided in the Environmental Statement, which will be submitted as part of our DCO application.



Contact details

If you have any questions about Kingsway Solar or this targeted consultation, you can contact us using the details below:



Write to us at: **FREEPOST DOWNING KINGSWAY** (you do not need a stamp)



Email us at: **enquiries@kingswaysolar.co.uk**



Call our Freephone information line on: **0800 012 9881**



For more information on the Scheme, please visit our website at: **www.kingswaysolarfarm.co.uk**

Our phone lines are monitored 09:00am to 17:30pm Monday to Friday, with an answerphone facility available outside of these hours. Please contact us if you would like this document in a different format or an alternative language.



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