

Membership as from May 26

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 6th July 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 15th June 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/26/0912/TCA** – Trees in a conservation area notification – one Acacia, one Horse Chestnut, one Apple, two Beech and two Sycamore (marked on plan) fell, one Beech (marked on plan) reduce height by 2.5 metres, one Willow (marked on plan) overall reduction by four metres, one Horse Chestnut (marked on plan) overall reduction by six metres, one Horse Chestnut (marked on plan) overall reduction by 3.5 metres, one Beech (marked on plan) reduce overhanging branches by up to two metres, one Holly (marked on plan) reduce height by five metres and crown thin by 20 percent, one Willow (marked on plan) pollard to five metres above ground level, one Gleditsia (marked on plan) overall reduction by three metres, one Swamp Cypress (marked on plan) crown lift by one metre clearance of street lamp – Tattersalls, The Avenue, Newmarket
 - b) **DC/26/0936/TCA** – Trees in a conservation area notification – 22 Limes, six Horse Chestnut and 11 Sycamore (marked on plan) re-pollard – Play Area, High Street, Newmarket
 - c) **DC/26/0947/TCA** – Trees in a conservation area notification – a. conifer hedge (G1 on plan) reduce height by three metres b. four Limes and four Conifers (G2 on plan) cut back by two metres and lift Limes five metres above ground – Netherby, 48 Bury Road, Newmarket
 - d) **DC/26/0910/TPO** – TPO 032 (1960) tree preservation order – two Maple (T1 & T2 on plan within A1 on order) pollard back to previous points by up to three metres – Charles House, 2 Argent Place, Newmarket
 - e) **DC/26/0907/VAR** – Planning application – Variation of condition 2 (opening hours) of DC/14/0340/FUL to enable store to open an hour earlier at 06.00 – 2-5 Elizabeth Parade, Newmarket
 - f) **DC/26/0898/HH** – Householder planning application – single storey rear extension (following demolition of existing conservatory) – 64 Edinburgh Road, Newmarket

- g) **DC/26/0981/TCA** - Trees in a conservation area notification - one Holly (T1 on plan) crown reduction in height by 2.5 metres and lateral crown reduction by one metre - 1 Heath Villas, Old Station Road, Newmarket
- 7. **Planning applications** – Amended and Deferred Plans
 - a) **Deferred - DC/26/0812/FUL** – Planning application – three additional studio apartments on first and second floors – 2 Sun Lane, Newmarket
- 8. **Planning and Enforcement Appeals** – to discuss any notified appeals and receive any appeal updates or results
 - a) **AP/26/0023/STAND** – Brickfields Stud, Cemetery Hill, Newmarket - in progress
 - b) **AP/26/0024/ENF** – 67A-C Exning Road, Newmarket – in progress
- 9. **Planning applications** – East Cambs
- 10. **Planning decisions and plans withdrawn** – West Suffolk Council, weeks commencing 10/06/26, 17/06/26, 24/06/26
- 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. **West Suffolk Local Plan 2045** – to consider a response to the scoping consultation
- 15. **Sunnica** – to receive an update
- 16. **Working Group Report for DP Committee** – to receive any reports from the NTC Working Groups that report directly to the Development and Planning Committee
- 17. **Correspondence**
- 18. **Date of next meeting –Monday 20th July 2026; 6.15pm**

Signed: 

Cathy Whitaker, Town Clerk

Date: 30th June 2026

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 15th June 2026 at 6:15pm

Attendance:

Councillor R Hood (Chair)
Councillor J Harvey (Vice Chair)
Councillor P Hulbert

Councillor J Jarvis
Councillor J McHugh
Councillor R Nobbs

Also Present: C Whitaker - Town Clerk, N Alecock – Deputy Town Clerk, Cllr Winter as observer, 3 Members of the public and 1 Member of the Press

Minute	Action by
D/26/06/21 <u>Chair to Read the Fire Safety Notice and Announce that Proceedings May be Filmed or Recorded</u> The Chair welcomed everyone, read the Fire Safety Notice and asked if anyone intended to record the meeting.	
D/26/06/22 <u>Apologies</u> Apologies were received from Cllrs Berry and Drummond.	
D/26/06/23 <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 Nobbs declared an other interest in item 6d – DC/26/0812/FUL. There were no requests for dispensation.	
D/26/06/24 <u>To Confirm the Minutes of the Meeting Held on 1st June 2026 and any Matters Arising</u> The Chair presented the minutes of the Development & Planning Committee held on 1 st June 2026 and Cllr Hulbert made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed: <u>D/26/06/24.01 Resolved</u> That the minutes of the Development & Planning Committee held on 1st June 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee. There were no matters arising.	
D/26/06/25 <u>Public Open Session</u> The applicant of the planning application at 2 Sun Lane, Newmarket spoke in relation to the retrospective application that has been submitted to WSC to regulate to how it was previously. He recognised that there has been some confusion in the applications	

and it was noted that some work has not been carried out and some work is still in progress.

The Chair made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/06/25.01 Resolved

That item 6d – DC/26/0812/FUL be brought forward.

Councillor Nobbs left the meeting at 6.22pm

The applicant provided further information on the works and confirmed that there would be 17 studio flats in total; planning permission has been approved for 12 of these.

Andrew Woollard felt that there is a lack of clarity in the plans and can only see approval for 8 flats causing a discrepancy in numbers. There are concerns around fire regulations and waste provision and he would like a robust outlook by planners to ensure the owner is paying the correct rates.

Adam Olivant reported that no site notice has been displayed and he has concerns over the development and its approval. There are discrepancies on the plans and there are significant questions on the planning history and authorisation.

D/26/06/26 Planning Applications

D/26/06/26/1 DC/26/0812/FUL – Planning application – three additional studio apartments on first and second floors – 2 Sun Lane. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/06/26.01 Resolved

In light of the complexity and the planning history and issues raised, the Committee deferred this application in order to request clarification from WSC.

Councillor Nobbs returned to the meeting at 7.05pm

2 members of the public left the meeting at 7.05pm

1 member of the public left the meeting at 7.06pm

D/26/06/26/2 DC/26/0780/FUL – Planning application – a. internal retail fit out to ground floor b. external wall louvers c. installation of AC condenser units to rear – 69 The Guineas Shopping Centre, The Rookery, Newmarket. Cllr Harvey made a proposal, seconded by Cllr Nobbs. A vote was taken which was unanimous and the following was agreed:

D/26/06/26.02 Resolved

The Committee voiced no objection.

D/26/06/26/3 DC/26/0779/TPO – TPO 012 (1956) tree preservation order – two Horse chestnuts (in area A7 on plan and T1 and T2 on plan) reduce height by four metres – 17 Collings Place, Newmarket. Cllr McHugh made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/06/26.03 Resolved

The Committee supports responsible tree management and voiced no objection.

D/26/06/26/4 DC/26/0818/HH – Householder planning application – remove front ground floor window and replace with bay window – 70 Bill Rickaby Drive, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/06/26.04 Resolved

The Committee voiced no objection.

D/26/06/26/5 DC/26/0859/TCA – Trees in a conservation area – one eucalyptus (marked on plan) fell – 3 Rockingham Villas, Church Lane, Newmarket. Cllr Hood made a proposal, seconded by Cllr Hulbert. A vote was taken which was unanimous and the following was agreed:

D/26/06/26.05 Resolved

The Committee supports responsible tree management and objects to the felling of healthy trees. If supported by the Tree Officer, the Committee requests a condition for the tree to be replaced with two lime trees as proposed.

D/26/06/26/6 DC/26/0861/TCA – Trees in a conservation area – one conifer (marked on plan) overall crown reduction of lateral branches by two metres – 12 The Avenue, Newmarket. Cllr Harvey made a proposal, seconded by Cllr McHugh. A vote was taken which was unanimous and the following was agreed:

D/26/06/26.06 Resolved

The Committee supports responsible tree management. Subject to the support of the Tree Officer, the Committee voiced no objection.

Councillor Yarrow joined the meeting at 7.13pm.

D/26/06/27 Amended and Deferred Plans

D/26/06/27/1 DC/26/0694/ADV – Re-consultation to amend red line and location plan – 104 High Street, Newmarket. Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/06/27.01 Resolved

The Committee's previous comments still stand and a statement will be published in the Newmarket Journal and on our social media.

D/26/06/28 Planning Appeals

None noted.

D/26/06/29 East Cambs Planning Applications

Noted.

D/26/06/30 To Receive Results of Applications as Determined by West Suffolk and Plans Withdrawn

West Suffolk Planning Determinations received during weeks commencing

27/05/2026 and 03/06/2026 were noted.

Applications	Description	Address	WSC Decision	NTC Decision
DC/26/0352/FUL	Planning application – a. existing front elevation and side elevation windows and doors replaced with black aluminium b. existing ground floor and first floor aluminium windows replaced with timber sash windows	182 High Street, Newmarket	Approved	No objection
DC/26/0509/HH	Householder planning application – single storey side and rear extension replacing existing side garage and rear extension and conservatory	38 Exning Road, Newmarket	Approve	No objection
DC/26/0582/TPO	TPO 02 (1980) tree preservation order – one Maple (T01 on plan T40 on order) fell	Linden Lodge, Rowley Drive, Newmarket	Approved	No objection
DC/26/0621/TCA	Trees in a conservation area notification – one Sycamore (T1 on plan) fell	20 The Maltings, Brewers Lane, Newmarket	Approved	Objected

D/26/06/31 Delegation Panel Decisions

DC/26/0612/TPO: TPO 04 (2012) tree preservation order – one Sycamore (T1 on plan, T26 on order) fell – 5 Mill Reef, Newmarket – no comments received.

Noted.

D/26/06/32 Licensing

D/26/06/32/1 Pavement Licence – Brazuca, 6 Sun Lane, Newmarket. Cllr Hood made a proposal, seconded by Cllr Jarvis. A vote was taken which was unanimous and the following was agreed:

D/26/06/32.01 Resolved

The Committee is supportive of these types of applications and voiced no objection.

D/26/06/33 Enforcement

The ongoing enforcement case at 128 High Street was discussed Cllr Hood made a proposal, seconded by Cllr Harvey. A vote was taken which was unanimous and the following was agreed:

D/26/06/33.01 Resolved

Cllr Yarrow to speak to WSC.

D/26/06/34 Working Group Reports

No reports offered.

D/26/06/35 Correspondence

An email from SCC regarding a proposed goods vehicle loading only bay outside nos 74 to 80 High Street, Newmarket was discussed and noted.

D/26/06/36 Date of Next Meeting

Monday 6th July 2026 at 6.15pm at the Memorial Hall.

Meeting closed 7:31pm.

Signed _____ Date _____

Summary of Resolutions/Recommendations

Resolution/Recommendation	Resolution/Recommendation Wording
<u>D/26/06/24.01 Resolved</u>	That the minutes of the Development & Planning Committee held on 1st June 2026 be adopted and be signed as a true record by the Chair of the Development & Planning Committee.
<u>D/26/06/25.01 Resolved</u>	That item 6d – DC/26/0812/FUL be brought forward.
<u>D/26/06/26.01 Resolved</u>	In light of the complexity and the planning history and issues raised the Committee deferred this application in order to request clarification from WSC.
<u>D/26/06/26.02 Resolved</u>	The Committee voiced no objection.
<u>D/26/06/26.03 Resolved</u>	The Committee support responsible tree management and voiced no objection.
<u>D/26/06/26.04 Resolved</u>	The Committee voiced no objection.
<u>D/26/06/26.05 Resolved</u>	The Committee supports responsible tree management and objects to the felling of healthy trees. If supported by the Tree Officer, the Committee requests a condition for the tree to be replaced with two lime trees as proposed.
<u>D/26/06/26.06 Resolved</u>	The Committee supports responsible tree management. Subject to the support of the Tree Officer, the Committee voiced no objection.
<u>D/26/06/27.01 Resolved</u>	The Committee's previous comments still stand and a statement will be published in the Newmarket Journal and on our social media.
<u>D/26/06/32.01 Resolved</u>	The Committee supports these types of applications and voiced no objection.
<u>D/26/06/33.01 Resolved</u>	Cllr Yarrow to speak to WSC.

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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/26/0912/TCA Trees in a conservation area notification – one Acacia, one Horse Chestnut, one Apple, two Beech and two Sycamore (marked on plan) fell, one Beech (marked on plan) reduce height by 2.5 metres, one Willow (marked on plan) overall reduction by four metres, one Horse Chestnut (marked on plan) overall reduction by six metres, one Horse Chestnut (marked on plan) overall reduction by 3.5 metres, one Beech (marked on plan) reduce overhanging branches by up to two metres, one Holly (marked on plan) reduce height by five metres and crown thin by 20 percent, one Willow (marked on plan) pollard to five metres above ground level, one Gleditsia (marked on plan) overall reduction by three metres, one Swamp Cypress (marked on plan) crown lift by one metre clearance of street lamp Tattersalls, The Avenue, Newmarket	Conservation Area NKT2 NKT14	Nathan McGeachie	Mr M Avison, Tattersalls	9 July 2026
DC/26/0936/TCA Trees in a conservation area notification – 22 Limes, six Horse Chestnut and 11 Sycamore (marked on plan) re-pollard Play Area, High Street, Newmarket	Conservation Area NKT2 NKT14	Nathan McGeachie	Mr Alex Payne, Jockey Club Estates	10 July 2026
DC/26/0947/TCA Trees in a conservation area notification – a. conifer hedge (G1 on plan) reduce height by three metres b. four Limes and four Conifers (G2 on plan) cut back by two metres and lift Limes five metres above ground Netherby, 48 Bury Road, Newmarket	Conservation Area NKT2 NKT14	Nathan McGeachie	Mr J Viljoen, Dentata Charta Dental Centre	14 July 2026

Items 6 & 7

Development and Planning Committee Planning Applications – West Suffolk Council

DC/26/0910/TPO TPO 032 (1960) tree preservation order – two Maple (T1 & T2 on plan within A1 on order) pollard back to previous points by up to three metres Charles House, 2 Argent Place, Newmarket	Conservation Area NKT14	Eleanor King-Gardiner	Mr R Castle	23 June 2026
DC/26/0907/VAR Planning application – Variation of condition 2 (opening hours) of DC/14/0340/FUL to enable store to open an hour earlier at 06.00 2-5 Elizabeth Parade, Newmarket		Gregory McGarr	Co-operative Group Food Limited	23 June 2026
DC/26/0898/HH Householder planning application – single storey rear extension (following demolition of existing conservatory) 64 Edinburgh Road, Newmarket		Apryl Trask	Mr Sam Readman	16 July 2026
DC/26/0981/TCA Trees in a conservation area notification - one Holly (T1 on plan) crown reduction in height by 2.5 metres and lateral crown reduction by one metre 1 Heath Villas, Old Station Road, Newmarket	Conservation Area NKT14	Nathan McGeachie	Mrs Hendre-Liano	20 th July 2026
Amended/ Deferred				
DC/26/0812/FUL Planning application – three additional studio apartments on first and second floors 2 Sun Lane, Newmarket	Conservation Area NKT1	Savannah Vince	Unique 2 Leisure Ltd	EOT agreed

Items 6 & 7

Development and Planning Committee
Planning Applications – West Suffolk Council

NKT1 – Traditional Features and Materials 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 12th June 2026

Reference: 26/00586/FUL

Officer: Jasmine Moffat

Location: Land North East Of 86 Carter Street Fordham Cambridgeshire

Date application valid: 8th June 2026

Parish: Fordham

Proposal: Conversion of single storey barn into residential flat, with additional upper storey accommodation and integral garage

Applicant:

Mr James Ingram
26 Eldith Avenue
Fordham
Ely
Cambridgeshire
CB7 5NZ

Agent:

Ely Planning Company
FAO Wayne Chrzanowski
Studio 5
Penn Farm
Harston Road
Haslingfield
Cambs
CB23 1JZ

Grid Reference: 562734 270868

Reference: 26/00531/FUL

Officer: Samar Nakhleh

Location: 5 The Green Snailwell Newmarket Suffolk CB8 7LT

Date application valid: 8th June 2026

Parish: Snailwell

Proposal: Proposed single-storey rear extension and dropped kerb application for new front driveway

Applicant:

Mr & Mrs Louis
5 The Green
Snailwell
Newmarket
Suffolk
CB8 7LT

Agent:

Vision Structures Ltd
FAO Mr Nigel Hills
57 Bannold Road
Waterbeach
Cambridge
CB25 9LQ

Grid Reference: 564498 267473

Reference: 26/00616/FUL

Officer: Jasmine Moffat

Date application valid: 4th June 2026

Parish: Soham

Location: Windermere Lodge 51 Mereside Soham Ely Cambridgeshire

Proposal: Demolition of Existing Conservatory to allow for Erection of a Single Storey Extension to Rear & Side along with Internal Additions & Alterations

Applicant:

Mr. & Mrs. L. Fretwell
Windermere Lodge
51 Mereside
Soham
Ely
Cambridgeshire
CB7 5EE

Agent:

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

Grid Reference: 558825 273519

Reference: 26/00618/OUT

Officer: Kanchan Sharma

Date application valid: 9th June 2026

Parish: Soham

Location: Site To North East Of 16 Hasse Road Soham Cambridgeshire

Proposal: Change of use from agricultural land to a single traveller & gypsy site. Improvements to existing access, siting of 1No. mobile home, 1No. tourer caravan and a storage building

Applicant:

Samantha Cooper
C/o Agent

Agent:

Ely Planning Company (Cambridgeshire)
Fao: Wayne Chrzanowski
Studio 5
Penn Farm
Harston Road
Haslingfield
Cambs
CB23 1JZ

Grid Reference: 560386 274983

EAST CAMBRIDGESHIRE DISTRICT COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS



(Alphabetically by Parish)

List produced on 19th June 2026

Reference: 26/00644/FUL

Officer: Samar Nakhleh

Date application valid: 17th June 2026

Parish: Burwell

Location: 12 Swaffham Road Burwell Cambridge CB25 0AN

Proposal: Demolition of existing garage, erection of single storey side extension and front extension to form a new garage, home office and porch

Applicant:

Mr And Mrs M Smith
12 Swaffham Road
Burwell
Cambridge
CB25 0AN

Agent:

Mike Smith Architecture
FAO Mr Michael Smith
16 Mill Lane
Burwell
Cambridgeshire
CB25 0HJ

Grid Reference: 558779 265630

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Decision List

Weeks commencing 10/06/26, 17/06/26 & 24/06/26	NTC Comments	West Suffolk Council Decision
<u>DC/26/0608/FUL</u> Planning application – install two rapid electric vehicle charging stations and associated equipment within the car park of McDonalds The Arches Willie Snaith Road Newmarket Suffolk CB8 7SU	The Committee voiced no objection.	Decided- Approve application. 
<u>DC/26/0612/TPO</u> TPO 04 (2012) tree preservation order – one Sycamore (T1 on plan, T26 on order) fell 5 Mill Reef Newmarket Suffolk CB8 7FB	The Committee strongly objects and insists on a tree report as the reasons do not justify a felling.	Decided- Approve application. 
<u>DC/26/0646/TPO</u> TPO 234(1972) tree preservation order – two beech, one elm and one hornbeam (marked on plan and within A13 on order) crown lift by one metre and overall reduction by 1.5 metres back to boundary 14A Depot Road Newmarket Suffolk CB8 0AL	The Committee actively encourages responsible tree management and object to the felling of healthy trees.	Decided - Withdrawn application. 
<u>DC/24/0394/LB</u> Application for listed building consent – conversion of three upper floors to eight flats with extension to form access stairs 89 – 95 High Street Newmarket Suffolk CB8 8JH	Whilst the development of the building was welcomed, the Committee wished to draw to the Planning Officer's attention Newmarket Town Council's statement on listed buildings within the Conservation Area as below: NEWMARKET TOWN COUNCILS STANDARD PLANNING RESPONSE FOR APPLICATIONS WITH LISTED BUILDINGS OR BUILDINGS IN A CONSERVATION AREA	Decided- Withdrawn application. 

Decision List

	The Committee requests referral to the Listed Buildings and Conservation Area Officers for full reports on all planning applications for Listed Buildings and all buildings within the Newmarket Conservation area. Applicants must be made fully aware of the implications of any planned renovations or works to the Listed Buildings and all listed features must be retained and maintained correctly. The Committee refers the Planning Officers to the Newmarket Neighbourhood Plan Policy 1.	
<u>DC/24/0393/FUL</u> Planning application – a. change of use from retail (class E) to eight flats (class C3), including minor external changes; b. extension to form access stairs 89 – 95 High Street Newmarket Suffolk CB8 8JH	Whilst the development of the building was welcomed, the Committee objected on the lack of parking and bin space for a Town Centre development. NTC's standard parking and transport statement is applied, as below: NEWMARKET TOWN COUNCILS STANDARD PLANNING RESPONSE FOR APPLICATIONS WITH PUBLIC TRANSPORT AND PARKING CONCERNS Newmarket Town Council (NTC) takes serious issue with any view that considers that the town has good, or even adequate, public transport. For the reasons listed below, public transport does not meet the Suffolk County Council (SCC) guidance criteria as it is neither frequent nor wide ranging. There is no direct bus service into Bury St Edmunds, which is a major destination for work, education and leisure. The most frequent services (bus and train) run hourly. There is no bus	Decided – Withdrawn application. 

Decision List

	service on a Sunday. Bus services stop running early evening / late afternoon. There is no bus service to / from the railway station^{1, 2} There is no bus service covering the South side of the town. Most local amenities are situated either in the High Street, which bisects the town East to West, or to the North of the town. Many bus routes are dependent on short term funding by Cambridge and Peterborough Combined Authority (CPCA) and hence cannot be guaranteed in the long term. The railways station is on a branch line and there is poor connectivity to mainline services. Cycle lane provision is limited. There is no cycle lane running from Newmarket to Cambridge, although the Cambridge end of the route does have a cycle lane in place. 1 The proposed service linking Newmarket and Haverhill will include the railway station but only runs every two hours. The last bus is several hours before the last train. Therefore, it cannot be considered a connecting service. 2 A privately funded shuttle bus links Newmarket Railway Station with the racecourse on race days. This is particularly relevant to any car free application when there are also potentially significant impacts due to current on-street parking stress and very limited ready access to off-street parking. There is a clear indication that there is a lack of parking and this should be evidence for future planning applications. NTC will continue to press SCC Highways to	
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Decision List

	update their information regarding both Newmarket public transport and parking provision to ensure accurate advice is provided to West Suffolk Planning Authority.	
<u>DC/26/0684/FUL</u> Planning application – change of use from HMO (sui generis) to dwelling (class C3) 15 The Avenue Newmarket Suffolk CB8 9AA	The Committee voiced no objection.	Decided – Approve application. 

Dear parish or town councils

Welcome to your parish pack for the West Suffolk Local Plan 2045 scoping consultation

Consultation period: Tuesday 16 June 2026 (9am) to Tuesday 28 July (5pm) 2026

This parish and/or town council pack contains information to help you champion engagement and consultation on the West Suffolk Local Plan scoping consultation with your local communities and businesses.

This first consultation takes the form of a survey. It includes a mix of free-text and multiple-choice questions about how people would like to be engaged and consulted during the plan preparation process, as well as what the plan should include.

The survey contains a number of optional questions and takes approximately 15-20 minutes to complete.

Enclosed in this pack you will find the following:

Your hard-copy pack contents:

1. This introductory letter from Councillor Frank Stennett, Portfolio Holder for Planning.
2. A hard copy of the consultation survey.
3. Guidance notes to help you respond to common queries about the consultation and how to take part.
4. Business cards and posters about the West Suffolk Local Plan for distribution in your community.
5. Copy of launch press release.

The local plan scoping consultation

This consultation is the first chance for people to have their say about the development of a new local plan for West Suffolk which will cover the period to 2045. This local plan will take around 30 months to prepare, with adoption of the plan currently scheduled for May 2029. The timetable for the preparation of the local plan can be viewed at

https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/west-suffolk-local-plan-2045/west-suffolk-local-plan-2045-timetable.cfm

The survey and supporting documents will be available to view as soon as the consultation starts on 16 June at [https://westsuffolk.inconsult.uk/Scoping Consultation 2026/consultationHome](https://westsuffolk.inconsult.uk/Scoping%20Consultation%202026/consultationHome)

People do not need to register to view the documents but will need to register to send in comments via the system. This is the most efficient and effective way to receive peoples' views, although comments made by email or letter will still be accepted. Written responses can be posted to: Planning Strategy, West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, IP33 3YU.

The following supporting documents will be available online from the start of the consultation as background information:

- **Strategic Environmental Assessment (SEA) scoping report (2026).** A report setting out baseline environmental information for the district.
- **Local plan baseline information (2026).** A report that sets out a current picture of West Suffolk, covering housing, employment and the environment. It is informed in part by data collected through monitoring of the existing Local Plan.
- **Implications of the draft National Planning Policy Framework (NPPF) for West Suffolk.** The draft NPPF was published in December 2025, and the final version is expected in summer 2026. This report sets out the significant proposed policy changes that are likely to affect the content of the next Local Plan.

Where to view hard copies of these documents

Hard copies of the local plan scoping survey and supporting documents will be available to view at the following locations during normal working hours as below:

- 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 8EQ
- West Suffolk House, Western Way, Bury St Edmunds IP33 3YU

Public drop in events

We will also be running a number of consultation drop in events during the consultation period where people will be able to talk to officers about the new West Suffolk Local Plan, and the process for responding to the survey. These events are open to any resident from across West Suffolk – they are not specifically about the area in which the drop off is being held. The table below details the dates, times and locations of these events.

Date	Location	Time
Sunday 21 June	Bury St Edmunds Community Market, Abbey Gardens	11am to 4pm
Wednesday 1 July	Bury St Edmunds Market	9am to 4pm
Friday 3 July	Haverhill Market	9am to 3pm
Saturday 4 July	Mildenhall Hub	9am to 1pm
Tuesday 7 July	Newmarket Market	9am to 3pm
Thursday 9 July	Brandon Market	8.30am to 1pm
Saturday 18 July	Clare Market	8.30am to 1.30pm

If you have any questions, please email: planning.policy@westsuffolk.gov.uk or call 01284 757368.

Please help us encourage everyone in and beyond West Suffolk to be involved in this first consultation stage of our new local plan.

Have Your Say and complete the survey online

https://westsuffolk.inconsult.uk/Scoping_Consultation_2026/consultationHome

Kind Regards

Councillor Frank Stennett
Cabinet member for West Suffolk Local Plan
West Suffolk Council

**Shape Tomorrow Together
West Suffolk Local Plan 2045**

West Suffolk Local Plan Scoping Consultation

16 June to 28 July 2026

Guidance notes

This information will help you to make comments on the local plan scoping consultation. This is the first consultation to inform the new West Suffolk Local Plan which will cover the period to 2045.

The local plan scoping consultation will take place from 16 June to 28 July 2026 and can be accessed and responded to at

[https://westsuffolk.inconsult.uk/Scoping Consultation 2026/consultation Home](https://westsuffolk.inconsult.uk/Scoping%20Consultation%202026/consultationHome)

Q. What is a local plan?

A local plan provides a vision for the growth and development of an area and policies which set out the way that the council aims to meet the housing, employment, social and community needs of an area while at the same time protecting and enhancing the natural, built and historic environment.

It is produced by the local planning authority (West Suffolk Council) in consultation with the local community and other bodies. It will identify land for housing, jobs, local services and supporting infrastructure to meet future needs.

A local plan is an important document for the district and has a major influence on how it will change and develop in the future. It is also the document which contains the local policies against which all planning applications are assessed.

Q. Does West Suffolk already have a local plan?

Yes. The West Suffolk Local Plan was adopted in July 2025 and covers the plan period to 2041.

Q. Why do we need a new local plan?

It is a statutory requirement that local authorities produce a local plan for their area and keep it up to date. While the council has an up-to-date local plan covering the district, planning reforms and new local plan regulations mean that the council is required to undertake an immediate review of its local plan and formally commence preparation in June 2026. This is because the adopted local plan housing requirement is less than 80 per cent of the latest government assessment of housing need for West Suffolk. The new West Suffolk Local Plan will provide strategic and local policies that will help and guide the delivery of sustainable development to 2045.

West Suffolk needs to plan to meet the latest assessment of local housing need and employment. It will also be important to continue to have an up-to-date local plan in place so we maintain a plan led approach for sustainable development in the district. In the absence of a local plan that identifies and allocates land for housing, unplanned sites are more likely to come forward through speculative planning applications. Without a supply of land identified in a local plan, it would be difficult to refuse applications, even if people may think they are on inappropriate sites. This increases the risk of unplanned, speculative development.

Q. What is the timetable for the local plan?

The Levelling Up and Regeneration Act replaces the requirement to adopt a local development scheme (LDS) with a new requirement to prepare and maintain a local plan timetable. The proposed local plan timetable for West Suffolk has been prepared in accordance with the plan making process as set out in the Regulation 4 of the 2026 plan making regulations and can be viewed at

https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/west-suffolk-local-plan-2045/west-suffolk-local-plan-2045-timetable.cfm

The local plan timetable is a live document that will be reviewed and published regularly to keep communities, stakeholders and those with an interest in plan-making up to date.

The plan is created in stages. First, there's early scoping (this consultation) to decide what the plan should cover and inform a new community engagement strategy. Then there are two more public consultations on draft versions of the plan before it is formally examined.

At key points, the process has three 'gateway' checks that must be passed to move forward:

- **Gateway 1 (October 2026):** A self-check to make sure everything is ready to start properly. This includes the project plan, timetable, how consultation will be done, and what the plan will cover.
- **Gateway 2 (September 2027):** Happens after the first draft has been shared with the public. A planning inspector reviews the plan to see if it is sound and on the right track.
- **Gateway 3 (September 2028):** Takes place after the second consultation. A planning inspector does a final review before the plan is officially submitted for examination.

Q. How long will the local plan take to prepare?

The timetable sets out an overall timeframe of 30 months (following Gateway 1 in October 2026) for preparation of the local plan, and the aim is to adopt the local plan in May 2029. The timetable for the local plan can be viewed at

https://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/west-suffolk-local-plan-2045/west-suffolk-local-plan-2045-timetable.cfm

Q. What timescale will the new local plan cover?

The new local plan will cover the timeframe to 2045.

Q. Why do we need more homes?

The population of West Suffolk is steadily growing, and the council must plan for growth based on the latest assessment of local housing needs. Between now and 2045 we will need more homes for a number of needs including:

- People who live here and want to stay here - including people getting older who may want smaller or specialist housing.
- The children of today who will want to live and work in the area.
- Single people - more people are living on their own, either through choice or change of circumstances.
- People moving here, including for work or to set up businesses.

Q. Is 'no development' an option?

No. The Government is clear that housing growth is fundamental to revitalising the economy and meeting housing needs, and one of the main aims of the National Planning Policy Framework is to 'significantly boost the supply of housing'.

Q. How will existing infrastructure and services cope and what new infrastructure and services will be provided to support the growth?

It is recognised that services such as schools and doctors are stretched in some locations and that infrastructure could be improved in some areas. We are working closely with colleagues in the district and county council responsible for parks, schools, and roads, etc as well as with external parties, such as the utility providers and the National Health Service to try to ensure that infrastructure needs are adequately planned for.

A draft infrastructure delivery plan, including a baseline assessment, will be published alongside the first draft of the local plan in 2027 which will set out what infrastructure is needed to enable the delivery of spatial strategy options, including proposed levels and locations of development, to ensure proposals are in place, or will be put in place, to deliver that infrastructure.

Where appropriate, new developments are required to contribute to the delivery of appropriate infrastructure, whether directly or through financial contributions. This means the council can ensure adequate and appropriate infrastructure is in place to accommodate growth.

Q. How does Local Government Review affect the local plan?

In March 2026 the Government confirmed Suffolk will move to three new unitary councils replacing Suffolk County Council, Ipswich Borough Council, East Suffolk Council, Babergh & Mid Suffolk District Councils and West Suffolk Council.

Suffolk local authorities have been working together on local plan preparation to support a consistent approach and effective cross-boundary working ahead of Local Government Review and the creation of three new unitary authorities in April 2028.

Across Suffolk, local plan timetables have been aligned, and plan-making will continue on the basis of current district boundaries, with the intention that any work will be carried forward where possible into any new local plan boundaries that may result from Local Government Reorganisation.

Q. What is the housing requirement for West Suffolk over the plan period?

The adopted Local Plan housing requirement is 765 homes per annum. The housing need is updated regularly and is currently 1,194 homes per annum.

Q. What evidence is the council preparing to support the local plan and where can I see it?

The council will be producing a range of evidence to support the local plan on the areas of housing, employment, retail and environment. Evidence will be made available online as the plan progresses at https://westsuffolk.inconsult.uk/WSLP2045_evidence_documents/consultationHome

Q. What is a local plan scoping consultation?

This is the first consultation stage in the preparation of a new local plan and provides you with the opportunity to have your say at the start of the plan-making process. The survey includes a mix of free-text and multiple-choice questions about how you would like to be engaged and consulted during the plan preparation process, as well as what the plan should include.

The survey contains a number of optional questions and takes approximately 15-20 minutes to complete.

The results of the survey will be used to inform the preparation of the first draft of the local plan and a new community engagement strategy.

Q. How long is the consultation?

The consultation runs for six weeks from 16 June (9am) 2026 and closes on 28 July 2026 at 5pm.

Q. How can I respond to the local plan scoping consultation?

The survey and supporting documents will be available to view as soon as the consultation starts on 16 June at https://westsuffolk.inconsult.uk/Scoping_Consultation_2026/consultationHome

You do not need to register to view the documents but will need to register to send in comments via the system. This is the most efficient and effective way to receive peoples' views, although comments made by email to planning.policy@westsuffolk.gov.uk or by letter to West Suffolk House, Bury St Edmunds will still be accepted.

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 is online via the council's online consultation system at https://westsuffolk.inconsult.uk/Scoping_Consultation_2026/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, we can send you a survey form through the post.

Written responses can be posted to: 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. What happens next?

Following this consultation, comments will be analysed and a summary report prepared. The results of the consultation will be used to help prepare the first draft of the local plan for consultation in 2027, and the community engagement strategy. Please ensure you are registered on the consultation system to receive updates on the progress of the local plan.

West Suffolk Local Plan Scoping Consultation

16 June to 28 July 2026



Local plan scoping consultation survey

This paper version is for information only to show the survey content and questions. To respond to the consultation please use the online survey at:

[https://westsuffolk.inconsult.uk/Scoping Consultation 2026/consultationHome](https://westsuffolk.inconsult.uk/Scoping%20Consultation%202026/consultationHome)

We're starting work on the new West Suffolk Local Plan which will guide growth including how and where development takes place in the district to 2045 while continuing to protect the environment and support local communities.

This survey is the important first step in hearing from the local community to understand your priorities for the local plan, how you would like to be engaged and consulted during the plan preparation process, as well as what the plan should contain. Your responses will help us prepare the first draft of the local plan for consultation next year.

Suffolk local authorities have been working together on local plan preparation to support a consistent approach and effective cross-boundary working ahead of Local Government Reorganisation and the creation of three new unitary authorities in April 2028.

Across Suffolk, local plan timetables have been aligned and the preparation for the scoping consultation (Regulation 20(4)), the first stage of consultation in the local plan process, worked on collectively. It should be noted that the style of questions asked across Suffolk may vary slightly between authorities to reflect the priorities of individual councils.

The intention is that the outcomes of the scoping consultations will collectively inform the plan-making process and will be carried forward where possible into any new local plan boundaries that may result from Local Government Reorganisation.

Developing a vision for West Suffolk

As we begin preparing the new West Suffolk Local Plan, we will work with our communities to shape a shared vision for the future of the area. This means understanding what matters most to you when new development is proposed and built.

We would like to understand your priorities which will help inform the content of the plan. The survey will take approximately 15-20 minutes to complete if you answer every question. Please answer as many questions as possible to ensure your views are taken into account.

Housing and communities

It is important that the appropriate type of housing is delivered across West Suffolk which meets the needs of the residents and the local community.

Question: Thinking about your neighbourhood, what types of housing do you think are needed most (for example family homes, smaller homes, affordable homes, homes for older people)?

Question: What should be the priorities for new homes in your area? **Select up to three**

- High quality design
- Environmental sustainability (for example energy efficiency, conserving water, reducing waste, renewable materials, green technology)
- Proximity to services (for example accessibility, public transport, active travel)
- Provision of new infrastructure (for example roads, schools, health)
- Provision of new green spaces (for example parks, open spaces, allotments)
- A mix of different homes in the same area (for example affordable, family, bungalows)
- Other

Question: If you have selected 'other', please specify:

Question: What concerns you most about new housing growth in West Suffolk?

Question: One of the aims of the new local plan will be to ensure new housing supports strong communities. In your opinion, what makes for a strong community?

Town centres, leisure and recreation

There are a number of town centres across the district of West Suffolk, where retail uses, leisure and recreation are concentrated. There are also a range of smaller local centres which comprise community centres, shops, takeaway facilities, post offices, pubs and early years provision, and other services and facilities.

Question: What would encourage you to visit your town centre or other local centre more frequently?

Question: Are there any facilities or activities you feel are lacking in your local area?

Question: What concerns you most about the future of town centres in West Suffolk?

Transport and connectivity

We would like to understand how people travel around the district, preferred modes of transport and the difficulties people face when it comes to transport and connectivity. Some of these issues are beyond the scope of the local plan (for example, road conditions) so the questions below are limited to those that can be incorporated in the plan.

Question: What are the main transport issues you experience? **Select up to three**

- Traffic congestion
- Limited and/or lack of public transport
- Lack of cycle routes
- Poor walking conditions (safety, footpaths)
- Lack of parking
- Lack of electric vehicle charging points
- Long travel times to key services
- Other

Question: If you have selected 'other', please specify:

Question: What currently prevents you from walking, cycling, wheeling or using public transport more often?

Infrastructure (health, education and other services)

Infrastructure means the important things that help a place run, like schools, doctors, roads, and pipes for water and energy. Having strong and reliable infrastructure helps keep people safe, brings communities together, and shapes how places grow. It also helps make sure people's quality of life stays good or gets even better.

Question: What types of infrastructure improvements should be prioritised in your local area? **Select up to three**

- Education
- Healthcare (GPs, dentists, hospitals)
- Roads and/or transport
- Water and drainage systems
- Energy infrastructure
- Digital connectivity (broadband, mobile)
- Community facilities (halls, sports spaces)
- Other

Question: If you have selected 'other', please specify:

Question: What infrastructure improvements would make the biggest difference to your daily life?

Employment

It is important that appropriate types of jobs are available in businesses and organisations across the district to meet the needs of the residents and the local community.

Question: What types of employment uses do you think we should prioritise in West Suffolk? **Select up to three**

- Advanced manufacturing engineering (increasing precision and efficiency using cutting edge tools and systems)
- Agritech (use of modern technology to improve farming) and/or food production
- Creative and/or digital industries
- Retail and services
- Tourism and/or leisure
- Offices
- Light industrial
- Logistics and/or storage and distribution
- Small business startups
- Other

Question: If you have selected 'other', please specify:

Question: What do you think are the barriers to employment and business growth in the district?

Built environment

The built environment in a local plan means all the buildings and places people use, like homes, shops, and public spaces. We would like to find out what types of buildings and/or spaces would best serve the community.

Question: What buildings or spaces are most important to you in your local area and why?

Question: In your opinion, what is important when it comes to the design of new buildings (for example, retaining rural character, using local materials, incorporating modern construction methods)?

Question: What sustainable design features should be prioritised in future developments? **Select up to three**

- Energy efficiency
- Solar design
- Water efficiency
- Use of sustainable materials
- Reduction in waste
- Long term durability
- Retaining or increasing biodiversity
- Other

Question: If you have selected 'other', please specify:

Natural environment

West Suffolk is a rural district with good provision of green infrastructure, locally distinct landscapes and is rich in biodiversity with international, national, and locally important assets.

Question: What landscapes or natural features are most important to you in your local area and why?

Question: What environmental issues concern you most in your local area? **Select up to three**

- Air quality
- Extreme temperatures
- Flooding
- Water pollution
- Land and/or soil contamination
- Water scarcity
- Impact on biodiversity
- Other

Question: If you have selected 'other', please specify:

Question: What barriers, if any, prevent you from using the district's existing green spaces (for example parks, open spaces, allotments)?

Where do you think development should be located across West Suffolk?

As we plan for future growth across West Suffolk, we want to understand your views on the best places for new development. Different approaches can have different impacts on communities, services, and the environment. We will be consulting on possible growth options in the first draft of local plan next year, but we are keen to hear your early thoughts as we begin to prepare the document.

Question: Please read the options below and tell us which approach to development you think is most appropriate for future growth in West Suffolk. **Please rank the following from most to least favourite.**

- Focus growth only in and around our towns
- Focus growth in and around our towns, key service centres and local services centres (larger villages) with more services
- An even spread of growth across towns and villages
- Disperse growth across the rural areas
- Other

Question: If you have selected 'other', please specify:

Question: Please explain the reasons for your ranking

New settlement

A new settlement is development of a significant scale (thousands of homes) which provides supporting infrastructure alongside housing and employment land, to create a self-contained community of its own that meets the day-to-day needs of people within the settlement.

New settlements are long term growth options and typically take 10-20 years from allocation in a local plan to first homes being built. A new settlement would also span more than one local plan period.

Question: Looking ahead, do you think a new settlement should contribute to future growth needs in the district? **(Yes or No)**

Question: If yes, which part of the district would be the most suitable for a new settlement?

Question: If no, please explain why

How do you want to live and work in West Suffolk?

As we plan for the future of West Suffolk, we want to understand what matters most to you in your day-to-day life. Telling us about your experiences and aspirations, whether housing, jobs, services, family, travel, or the character of your area, will help us shape a Local Plan that supports the way our community live, work and enjoy the area.

Question: What do you most value about living, working, or spending time in West Suffolk?

Question: Thinking specifically about your local area and looking ahead over the next 20 years, what do you see as the main challenges and/or opportunities?

Question: If you could prioritise two things for the local plan, what would they be?
Select up to three

- Provision of more affordable housing
- Accessibility and connectivity to key services and facilities (for example parks, shops, jobs)
- Protection of employment
- Delivery of infrastructure
- Built environment
- Community facilities
- Sustainable transport improvements
- Improving the natural environment
- Other (please state)

How to get involved

The council previously set out how it would engage and consult on planning policy through a Statement of Community Involvement (SCI). The 2026 planning regulations no longer require an SCI, and instead an engagement strategy will be prepared to replace the plan-making section of the SCI. Once completed, this strategy will be published on the council's website.

We want to make it easier for people to get involved in the preparation of the West Suffolk Local Plan. The questions in this section ask how you would like to hear about the Local Plan, how you prefer to share your views, and what makes it harder for you to take part. Your answers will help us understand what works best for different people and communities across West Suffolk and will inform the preparation of the new engagement strategy.

In line with our commitments to net zero by 2039, and achieving value for money for Council Tax payers, the council's preferred method of communication is electronic – through our website, emails and social media. However, we recognise that some people are unable to access these methods, so are keen to ensure they are included in the conversations about the Local Plan.

Question: How would you prefer to be kept informed about the local plan? **Select up to three**

- Council website
- Email updates and/or newsletters
- Social media
- Local newspapers
- Posters on community noticeboards
- Public events or drop in sessions
- Information received from your local councillor
- Information made available in our council offices

Question: How would you prefer to share your views as the Local Plan progresses? **Select up to three**

- Written comments online
- Social media channels (Facebook and/or Instagram)
- Public meetings, workshops or drop in events
- Virtual Village Hall (an online exhibition room allowing you to view plans and documents)
- Virtual meetings and/or workshops
- Through a local group or organisation
- I do not plan to take part beyond this survey

Question: Are there any barriers that make it harder for you to take part in planning consultations?

Question: What would make it easier for you to get involved in future Local Plan consultations?

Question: Is there anything else you'd like us to know about how you would like to be involved?

About You

In order to ensure that we engage with people from a range of backgrounds, please let us know some information about you by answering the following questions. The information will be used for equality monitoring purposes only and individuals will not be able to be identified. These questions are optional and you can still be complete the survey without answering them if you would prefer not to.

Question: What is your age bracket?

- Under 18 years old
- 18-34 years old
- 35-64 years old
- 65 years and older
- Prefer not to say

Question: What best represents your household?

- One-person household
- Two adults without children
- Two adults with child or children
- One adult with child or children
- Extended family household (for example, grandparents, parents, children)
- Multi-person adult household (including unrelated people)
- Communal or supported living (for example barracks or care home)
- Other
- Prefer not to say

Question: If you have selected 'other', please specify:

Question: Please tell us your postcode - excluding the last two letters, for example, IP33 3 (this will help ensure we understand the geographical spread of responses to the survey; individual properties cannot be identified by this information).

Question: Which of the following best describes your connection to West Suffolk?
(Select all that apply)

- I live in West Suffolk
- I work in West Suffolk
- I am in full or part time education in West Suffolk
- I run a business in West Suffolk
- I own, manage or have a land interest in West Suffolk
- I represent a community group or organisation in West Suffolk
- Other

Question: If you have selected 'other', please specify:

Question: Which of the following best describes your current housing situation?

- I own my home (with or without a mortgage)
- I rent privately
- I rent from a housing association or similar organisation (for example MoD)
- I live with family or friends
- I live in specialist or supported housing
- I am currently looking for a home in West Suffolk
- Other
- Prefer not to say

Question: If you have selected 'other', please specify:

Question: Which of the following best describes your current employment status?

- Employed full-time
- Employed part-time
- Self-employed
- I run a business
- Unemployed and looking for work
- Not in paid employment or currently looking for work (for example, caring for family)
- Retired
- Student
- Other
- Prefer not to say

Question: If you have selected 'other', please specify:

Shape Tomorrow Together

First say on the new West Suffolk Local Plan

People from across West Suffolk are encouraged to give their views on the first stage of consultation on a new local plan and shape tomorrow together.

The new West Suffolk Local Plan will plan where new homes and employment can be built to meet local needs to the year 2045. It will also include policies one example being around the delivery of affordable housing. West Suffolk Council was among the first councils in the country to up its affordable housing policy on greenfield sites with a requirement that 40 per cent of new homes be affordable. That policy is in its current local plan adopted in July last year.

Since then, the Government has revised housing need figures – for West Suffolk this means that rather than planning for the delivery of 765 homes a year, it needs to cater for closer to 1200.

The increase in local housing needs is recognised and is also reflected through West Suffolk Council's Housing, Homelessness Reduction and Rough Sleeping Strategy which was shaped through public engagement and identified the need for more homes, particularly affordable housing, to be built to meet the needs of West Suffolk's communities. The new housing targets are not without their challenges but are best addressed through preparation of a local plan

The Government's local plan making regulations require West Suffolk to formally begin work on the local plan this month. This is because the current local plan housing requirement is less than 80 per cent of the Government's latest assessment of housing need for West Suffolk.

If the council doesn't progress work on a new local plan, it won't be able to continue to demonstrate a 5-year land supply, something that is crucial for West Suffolk and its communities to maintain a plan led approach and resist speculative development.

With or without a local plan, new homes will still be built.

By planning positively for growth, the council can ensure a coordinated approach that avoids piecemeal development and ensures that necessary developer funds are secured towards critical infrastructure such as community facilities, education, health, and transport.

Planning for where new homes and employment can be built also provides the ability for the council and the communities it serves to say no to some of the speculative development that may otherwise come forward.

Cllr Frank Stennett, Cabinet Member for Planning at West Suffolk Council, said: "The Local Plan is crucial to our communities, now and into the future. We know locally that more homes are needed through the work that shaped our housing strategy and from the households currently on our housing register. And we know through our continuing engagement with businesses that land is needed to support their ambitions for growth, delivering new jobs and skills as well as to encourage new businesses development including start-ups in West Suffolk. But the local plan isn't

just about homes and employment. That's why we are encouraging everyone to take part, to Shape Tomorrow Together through this, the very first stage of consultation on a brand-new plan for West Suffolk."

The national process for preparing local plans has also been changed to streamline the plan making process

The first stage of the new local plan is a scoping consultation which runs from 9am 16 June to 5pm on 28 July 2026. It asks people for their views on what is important to them and what the local plan should contain, how they would like to be kept engaged going forward and consulted with during the preparation of the plan. The feedback received will help inform the first draft of the Local Plan to be published in spring 2027, as well as the development of a new community engagement strategy. The new local plan will take around 30 months to prepare, with adoption of the plan currently scheduled for May 2029.

To Shape Tomorrow Together visit

[https://westsuffolk.inconsult.uk/Scoping Consultation 2026/consultationHome](https://westsuffolk.inconsult.uk/Scoping%20Consultation%202026/consultationHome)

West Suffolk Council will also be holding a number of drop in events. You do not have to attend an event to have your say but the drop in events will be highlight awareness of the consultation and provide an opportunity for residents to talk to planning officers. All of the events are open to any resident from across West Suffolk – they are not specifically about the area in which the drop in is being held. The table below details these events.

Date	Location	Time
Sunday 21 June	Bury St Edmunds Community Market, Abbey Gardens	11am to 4pm
Wednesday 1 July	Bury St Edmunds Market	9am to 4pm
Friday 3 July	Haverhill Market	9am to 3pm
Saturday 4 July	Mildenhall Hub	9am to 1pm
Tuesday 7 July	Newmarket Market	9am to 3pm
Thursday 9 July	Brandon Market	8.30am to 1pm
Saturday 18 July	Clare Market	8.30am to 1.30pm

Dear all,

There have been several updates on the Sunnica Scheme since we last met. Most notably the Sunnica Scheme is now up for sale, looking to have final offers in place by late July and finalising the sale by October 2026. The non-material change request to amend and include further land in the Sunnica Scheme at Burwell Substation has also been approved by the Secretary of State for DESNZ. This has therefore given rise to the Pre-Action Protocol letter submitted by Say No to Sunnica (SNTS) to begin the process of a legal challenge to this decision. Below are updates on these issues, along with meeting updates and communications from the councils.

Recent news coverage on Sunnica

- 18th June - Attached an article in the Newmarket journal regarding the Pre-Action Protocol Letter that has been issued to the Secretary of State at DESNZ by the SNTS community group. This relates to the recent decision taken to approve the non-material change request to this scheme, which incorporated additional land at Burwell substation, beyond the scheme boundary.
- 8th May - [Please follow this link](#) to the article from the Newmarket Journal confirming that the Sunnica scheme is now officially up for sale, with the developers reportedly aiming to finalise a sale by October 2026.

Sunnica for Sale

It seems unusual for them to sell at this time, since the Sunnica scheme is still a long way from being fully signed off or “shovel ready”.

There remain a number of major hurdles and unresolved processes and consents, including:

- Hazardous Substances Consent (HSC) applications for the huge lithium-ion BESS still needing to be submitted and assessed,
- Ongoing concerns surrounding the safety and regulation of the proposed Li-BESS installations, particularly since these are to be sited above chalk aquifers and a high pressure gas mains (which experts have described as "insane"),
- Numerous landowners along the cable route have not entered into agreements for Sunnica to Compulsory Acquisition or Temporarily Possess their land,
- The extensive discharge and sign-off process for planning requirements and conditions by the District and County Councils has not even begun,

- The need for the scheme to be reviewed against the latest guidance and learning from recent battery energy storage fires across the UK, including updated NFCC guidance and operational concerns.
- We also believe that the license they were granted to develop over the sacred bomber crash site in Isleham has expired, so would need to be re-applied for.

It is clear that, despite the scheme being marketed for sale, there is still significant work to be done and many important questions remain unanswered.

Key points from meetings held by SNTS

Meeting held with newly elected Suffolk County Councillors

- We met Louis Busuttil and Andrew Burton to discuss our concerns with the Sunnica Scheme, such as the dangers posed by the Battery Energy Storage Systems (BESS), proximity to homes, potential effects on Mildenhall Airbase, and the duties of Suffolk County Council to sign off the Battery Fire Safety Management plan, among other final requirements.
- Next steps is a meeting between the councillors and Nick Timothy to align on a strategy to put pressure on Sunnica to provide more detail on their proposal, and ensure the local authorities are sufficiently aware of the risks that Sunnica poses.

Meeting with the four councils pre SCC elections (WSC, SCC, ECDC, and CCC)

- Meetings between officers and Sunnica Ltd every two months, meetings between the planning teams office group are held fortnightly. They would expect Sunnica Ltd's buyers to continue in the same manner
- SCC is recruiting an expert to assist with battery fire safety management plans and guidance on Li-BESS. SCC acknowledges shortfalls of other national guidance - particularly absence of regulation on safety distances and suitability of locations - and hope to get clarity on this

- The SCC guidance will include evacuation planning.
- Understood that HSC application may need several months to determine. This would realistically be needed long enough before discharging Requirement 7 (BFSMP) so that the County Councils have the detailed info they require to properly assess the risks and proposed mitigation measures.
- District Councils have not as yet recruited an expert on HSC to assist their assessment of the battery chemistries and quantities of hazardous substances.

Meeting with the Environment Agency

- Their proposed timelines to develop a policy on Li-BESS is not expected until around 2029. Therefore the advice provided by the EA to date, and for the immediate future, regarding the Sunnica scheme is based on 'generic policy' and 'precautionary principles' without necessarily factoring in the additional risks posed by the gas mains and chalk aquifers, and very close proximity to homes and businesses.
- Regarding water volumes, the EA seems to rely on the FRS to advise on stored water quantities needed to deal with the inevitable failures, but there seemed to be some discrepancy about what this should be based on.
- The EA also explained that the 'let it burn' fire fighting strategy for Li-BESS failures can *only* be applied when weather conditions are favourable. They explained that 'let it burn' may permit less water to be applied as the idea is to mist the surrounding area while the plume goes high into the atmosphere (and therefore should have less impact on receptors). But if weather conditions are not favourable, then the firefighting strategy would become more a case of actively cooling, and possibly actively tackling the fire.

I am also trying to organise a meeting with the Fire and Rescue services for Suffolk and Cambridgeshire, but they do not believe this meeting is currently necessary - I will continue to request this.

Please also see attached the latest newsletter from ECDC, providing an update from them on their collaboration with Sunnica.

Given the above and the looming sale of Sunnica, it is essential that we continue to work together as the Town and Parish Council, and maintain pressure on the relevant councils, authorities, and agencies to ensure the scheme receives the fullest possible scrutiny, particularly in light of evolving safety guidance, environmental concerns, and the increasing number of Li-BESS failure incidents both in the UK and internationally.

Please do reach out with any questions or recommendations for the TPCA. If you would also like to receive updates from the SNTS team, please [email nosunnica@gmail.com](mailto:nosunnica@gmail.com) to join the mailing list for Sunnica updates.

Many thanks,



Anti-Sunnica campaigners take steps towards legal action

Allison Hayes
allison.hayes@liffordmedia.co.uk

Residents fighting the huge 2500-acre Sunnica solar and battery plant have taken steps towards a legal challenge.

The move follows a recent planning decision by the Secretary of State for Energy Security and Net Zero Ed Milliband to allow Sunnica Ltd developers, who are now selling the scheme, to increase its boundary around the grid connection point in Burwell.

Volunteer-run Say No to Sunnica (SNTS) has submitted a pre-action protocol letter, the first step towards potential judicial review action, to Mr Milliband. This latest challenge is the fourth potential judicial review action started in relation to the highly controversial scheme which Mr Milliband controversially agreed within weeks of taking office in July 2024. His decision went against the advice of the government's own expert examiners, who after a lengthy planning inquiry had recommended the scheme be rejected. The decision at that time also overturned the former Secretary of State Claire Coutinho's decision to reject the scheme based on what she described as a scathing examining authority report.

"We believe it's important to ensure that legitimate concerns, raised by the community, are fully and fairly addressed," said Dr Catherine Judkins, SNTS chairman. "The purpose of the pre-action protocol letter is to seek clarification on several aspects of the decision-making process and to ensure that all relevant considerations have been properly addressed." Previous challenges from various parties have included concerns relating to the assessment of agricultural land quality, fees, and also the need for Hazardous Substances Consent (HSC) for the substantial lithium-ion battery stores that are planned as part of the scheme. This latter issue has yet to be resolved. HSC has not yet been applied for, and may not be able to be granted given the locations chosen for the battery storage complexes.

The Sunnica scheme, which spans the border of West Suffolk and East Cambridgeshire, has been opposed by thousands of local residents and businesses, as well as county, district, town and parish councils and MPs and a host of nature and heritage groups. It would see over one million solar panels across 2500 acres to farmland, capable of producing food year round. It would have one of the world's largest, and under-regulated, lithium-ion battery stores, with known fire and explosion risks. These are set to be spread across three sites, all above chalk aquifers, which supply local water and risk being contaminated.

“We believe it's important to ensure that legitimate concerns, raised by the community, are fully and fairly addressed.”

Dr Catherine Judkins
Chairman Say No to Sunnica

June 2026



Sunnica update

This newsletter provides an update following recent engagement between East Cambridgeshire District Council, other host authorities, Sunnica Ltd and community representatives regarding the Sunnica project.

What has happened to date

Meetings continue between Council officers and Sunnica Ltd every two months, with planning officer working groups meeting fortnightly to discuss timelines, resourcing and project co-ordination. We will continue issuing quarterly newsletters where information is available. The Council also expects Sunnica Ltd to resume direct engagement with residents, community groups and other interested parties on matters within the promoter's control.

Non-material change (NMC) update

The Secretary of State for Energy Security and Net Zero approved the Non-Material Change application on 22 May 2026.

The approved change relates to the extension area adjacent to Burwell Substation to facilitate revised cabling connections following discussions with National Grid. The decision can be read at: [EN010106-006100-SoS Decision letter.pdf](#).

Consultation and determination of the NMC falls outside the Council's direct control, as we are not the determining authority in this case.

Hazardous Substance Consent (HSC)

The Council has requested clarification from Sunnica regarding whether Hazardous Substances Consent thresholds would be exceeded by the proposed Battery Energy Storage System (BESS).

Sunnica has advised that the relevant battery chemistry and technical information are not yet available and are expected in early 2027.

Therefore, we will action on this matter once a formal HSC application or pre-application submission is received, or when the Council is consulted on an application to discharge Requirement 7 of the DCO, in relation to the BESS Fire Safety.

Grid connection

Grid connection timelines continue to be managed through the National Energy System Operator (NESO) Transmission Entry Capacity process.

The NESO Transmission Entry Capacity (TEC) list is updated regularly on their website at: [TEC Register | National Energy System Operator](#).

The Council has not yet been informed of phasing arrangements related to grid connection.

Requirement 3 of the DCO relates to approval of a phasing plan, which is expected to be submitted to the Council in early 2027 and made publicly available.

Where required, the Council must determine submissions within the statutory 56-day period, after which applications could be deemed approved under current legislation.

Weirs Drove BESS noise concerns

Environmental Health officers have investigated complaints relating to operational noise at the Weirs Drove BESS site in Burwell.

To date, the reported noise levels have not been verified. The Council remains willing to install noise monitoring equipment at properties where residents continue to raise concerns.

DCO ecological surveys and compulsory acquisition

The Sunnica DCO has already been made, and the Order can be viewed in full here: [Sunnica Energy Farm Order 2024](#). The Council does not have powers to revisit ecological baseline matters considered during the examination process.

Compulsory acquisition processes remain matters governed through the DCO and are not administered by the Council. Part 5 (Powers of Acquisition), Article 17 of the Sunnica DCO grants the “undertaker” authority to acquire land compulsorily.

The “undertaker” under the DCO (in Part 1, Article 2) means Sunnica Ltd, however, Part 6, Article 32 of the DCO (Consent to transfer the benefit of the Order) allows for this to be transferred if required.

What happens next

We will continue to:

- Monitor submissions relating to DCO requirements and project phasing
- Provide further public updates through future quarterly newsletters where information can be shared
- Monitor future information from Sunnica regarding Battery Energy Storage System technology and any Hazardous Substances Consent requirements
- Continue engagement with partner authorities and statutory consultees regarding construction, safety and environmental matters

Tell us what you think

This email is meant for members of our Sunnica mailing list. If you would like any further information or want to feedback your views on something that is written here please email comms@eastcambs.co.uk

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Dear Ms. Whitaker,

CORRESPONDENCE for 6/7/26 DP Ctte.

Further to our conversation this morning, I am forwarding a copy of the email sent to Suffolk County Council Highways department requesting the installation of a mini-roundabout at the junction of Woodditton road and the Dullingham road. Could you please forward it to the appropriate committee with the request that they endorse the proposal if they are in agreement with it.

For the record, I have also been in contact with Mr. Timothy, M.P. and Councillor Whittle to ask for their support in ensuring action is taken to solve this decade old problem.

Yours sincerely,

Michael Smy

----- Forwarded Message -----

From: Michael Smy

To: customer.services@suffolk.gov.uk <customer.services@suffolk.gov.uk>

Sent: Monday, May 25, 2026 at 07:09:06 PM GMT+1

Subject: Installation of a Mini-Roundabout - Junction of B1061(Dullingham Road) and Woodditton Road, NEWMARKET

To whom it may concern

I am writing to request the installation of a mini-roundabout at the junction of the Dullingham Road and Woodditton Road, Newmarket in order to improve public safety, both for drivers and pedestrians.

This junction is dangerous, particularly for drivers turning right from the Dullingham road into Woodditton road as the junction is situated on a blind bend. There have now been three accidents at this junction in recent months and many more over the years. I attach photographs of the current crash sites. In addition, there have been numerous minor prangs. Last week a builders lorry travelling out Newmarket towards Dullingham clipped a car waiting to exit Woodditton road.

It is not only drivers who are at risk. I have narrowly avoided being hit twice whilst walking along the footpath at this junction by drivers using Queensberry Road during Tattersalls Sales week. They were, presumably, more concerned about dodging the vehicles coming down the Dullingham road from the town than they were about people using the footpath.

Installation of a mini-roundabout will slow the movement of traffic on this blind bend, allow vehicles entering or leaving Woodditton road to do so in greater safety, and remove the need for drivers entering Queensberry road to dodge the traffic coming down the hill and concentrate on the safety of pedestrians using the footpath.

As the installation of the roundabout will have a benefit for Tattersalls' clients, I am sure they will be keen to assist financially with this improvement.

I look forward to a positive response to my request, particularly as it will demonstrate that Newmarket is not an investment backwater like some have claimed.





SENT VIA EMAIL

Thursday 18 June 2026

Dear Parish Clerk,

**Kingsway Solar Farm
Project update: June 2026**

Kingsway Solar is a proposed solar farm and overhead line connection, that will generate around 500 megawatts of electricity and power approximately 175,000 homes annually, connecting to the National Electricity Transmission System. The scheme is being promoted by Kingsway Solar Farm Limited, a subsidiary of Downing Renewable Developments.

On 21 May 2026, Kingsway Solar Farm Limited submitted a Development Consent Order (DCO) Application to the Planning Inspectorate for Kingsway Solar. We are writing to inform you that on 16 June 2026, following discussion with the Planning Inspectorate, the current DCO Application has been withdrawn.

We have worked extremely hard over the last few years to develop our proposals and bring forward a high-quality scheme that addresses the national need for home grown, affordable, clean and reliable energy, while managing any impacts to the greatest degree possible. This has included holding multiple rounds of public consultation, meeting with hundreds of people at local events, holding dedicated briefings and having regular technical meetings with stakeholders.

Kingsway Solar Farm Limited remains determined to deliver the best possible project which considers all the potential impacts as effectively as possible. Over the coming weeks, we will work with the Planning Inspectorate and key stakeholders to understand and address the outstanding issues and information requirements, in order to bring forward the strongest possible proposals for this critical national project.

We intend to resubmit the DCO Application in due course and we will provide an expected timeline to all stakeholders as soon as possible. We value your engagement with the project to date and appreciate your patience as we go through this next phase.

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

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'D. Vernon', is written over a light grey rectangular background.

David Vernon
Head of NSIP Projects
Downing Renewable Developments