



**West Suffolk Local Plan  
Proposed Submission Consultation  
Presentation**

**30 January – 12 March 2024**



# Note from Cllr Jim Thorndyke Portfolio Holder for Planning

- The preparation and adoption of a local plan is essential to West Suffolk.
  - The Council went out to consult (first consultation) on the issues and options stage of the local plan in 2020 and a preferred options (second consultation) took place in 2022.
  - We have now prepared the submission draft local plan for consultation
  - This consultation document has been informed by the comments received to the previous consultations, national guidance and evidence prepared alongside the local plan.
  - **This final consultation is a focussed consultation on the whether it is a 'legally compliant' and 'sound' document.**
  - **The existing Local Plans will continue be used in decision making until the new Local Plan is adopted.**
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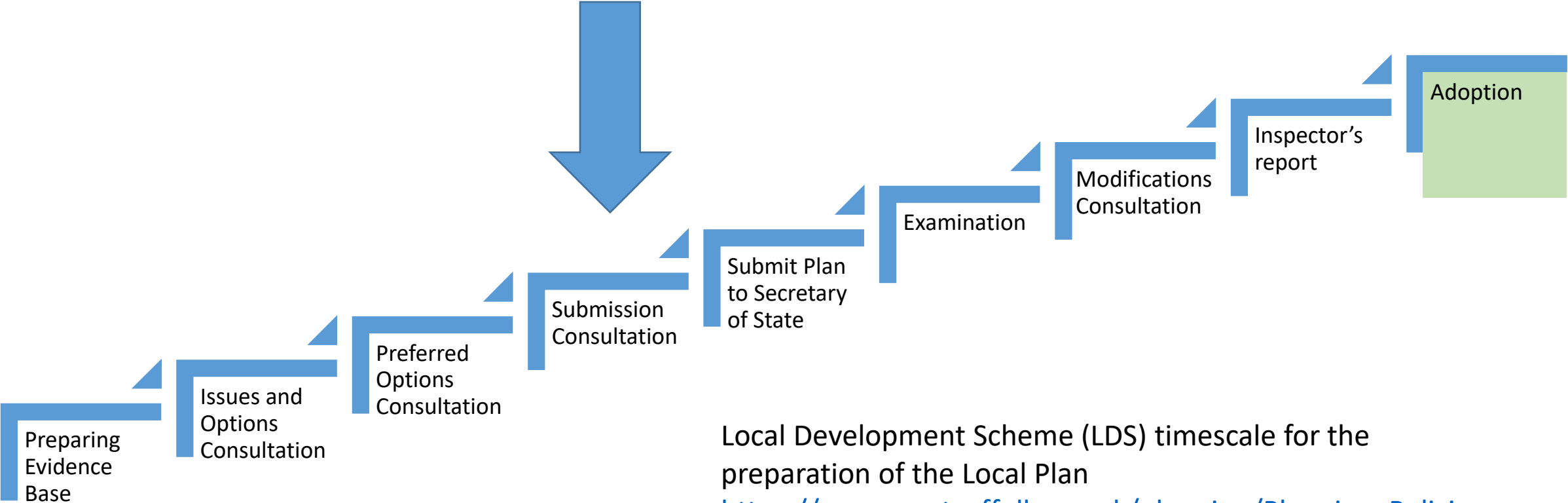
# Outline of Presentation

- Local Plan overview refresher - setting out what a Local Plan is, what it does and the key stages in preparing a Local Plan.
- Provide a broad outline of the submission consultation document
- Outline of the consultation itself; and
- Timescales and next steps.

# Format

- Importance and process of preparing a Local Plan
- Broad outline of the Local Plan consultation document:
  - Strategic policies and non-strategic policies; and
  - Site allocations
- The consultation
- Timescales and next steps

# Stages in preparing a Local Plan

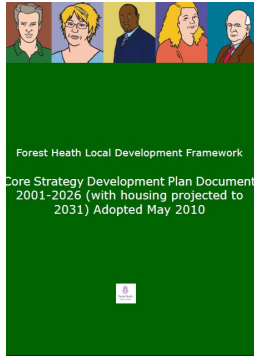


Local Development Scheme (LDS) timescale for the preparation of the Local Plan  
[https://www.westsuffolk.gov.uk/planning/Planning\\_Policies/upload/Local-Development-Scheme-web-June-2023.pdf](https://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/Local-Development-Scheme-web-June-2023.pdf)

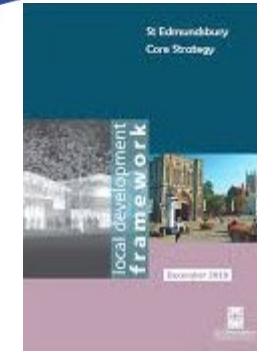
# Implications/risks of not having a up-to-date Local Plan in place

- Development will still happen, but it will not be guided by a plan
- Difficult to defend inappropriate development
- Development that comes forward may not be in the most sustainable locations
- Leads to piecemeal development with reduced infrastructure support
- Increase 'planning by appeal' likely – resource and cost
- Without a plan the council is not meeting its housing need - statutory requirements
- Loss of community voice - removal of local decision making on speculative applications

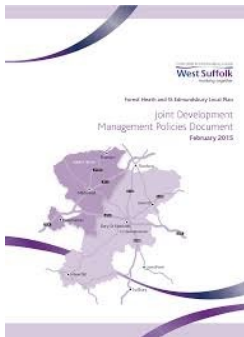
# West Suffolk's existing Local Plan documents



**Strategic Policies**  
St Edmundsbury Core Strategy (2010)  
Forest Heath Core Strategy (2010)  
Forest Heath Single Issue Review of Core Strategy Policy CS7 (SIR) (2019)



**Site Allocation Policies**  
Bury St Edmunds Vision 2031 (2014)  
Haverhill Vision 2031 (2014)  
Rural Vision 2031 (2014)  
Forest Heath Site Allocations Local Plan (SALP) (2019)



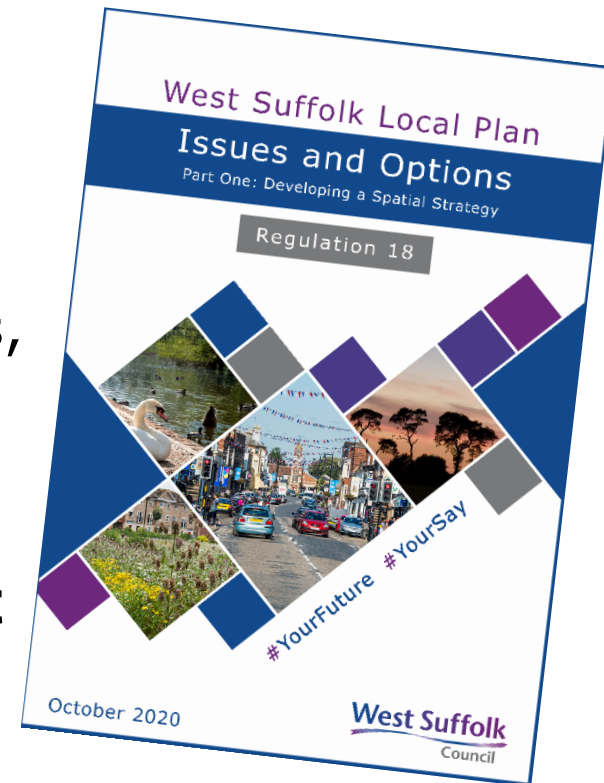
**Development Management Policies**  
Joint Development Management Policies (2015)

Hargrave Neighbourhood Plan (2018)  
Newmarket Neighbourhood Plan (2019)  
Great Barton Neighbourhood Plan (2021)



# Quick Recap of Issues and Options

- Consultation – **13 October 2020 – 22 December 2020 (10 weeks)**
- Started the process of developing a new local plan for West Suffolk
- Raises key strategic issues and puts forward alternative ways to address them
- Outlines options and ideas for strategic and local policies
- Asks questions to gauge opinion
  
- Over 3500 representations received
- These representations and the council's response to those representations are published on the website – transparent process, clear audit trail
  
- **These comments, together with national guidance and emerging evidence fed into the preferred options document which went out for consultation in 2022.**






# Quick Recap of Preferred Options

- Consultation – **26 May 2022 – 26 July 2022 (8 weeks)**
- Contained policy parameters for emerging policies
- Includes a list of preferred sites with parameters and listed sites not taken forward with reasons
- Asks for feedback on the parameters and sites selected and omitted
- A call for sites to exhaust land availability options
  
- Over 3000 representations received
- These representations and the councils' response to those representations are published on the website – transparent process, clear audit trail
  
- **These comments, together with national guidance and emerging evidence have fed into the submission document which is now going out for consultation**

# Submission – consultation

- This is the final consultation.
- The document includes policies and site allocations.
  - ‘Strategic Policies’ set out the scale and pattern of development. They are policies which are District and/or beyond District wide.
  - ‘Local Policies’ are normally focussed on development management issues relevant to specific types of development proposals and used to determine planning applications
  - Site allocations

# Structure of Document

- Introduction, vision and objectives
  - Climate Change, health & wellbeing, and Design
  - Natural Environment
  - Spatial Strategy
  - Housing and Communities
  - Economy
  - Horse Racing Industry
  - Historic Environment
  - Infrastructure
  - Existing special operational uses
  - Site Allocations
- 

# Format and Structure

Each Policy follows the same structure:

- Purpose of the policy
- Policy – requirements and criteria
- Explanation

Each Site Allocation follows the same structure:

- Context of individual settlement
- Maps of settlement, constraints and allocations
- Context of allocation site
- Site allocation policy – requirements and considerations

# Vision and Strategic Objectives

- The vision for West Suffolk underpins the local plan. The vision is a statement of ambition setting out what changes and developments the policies within the local plan should seek to achieve in the area by 2040.
- This is followed by the strategic objectives which drive the delivery of the strategy and implementation of policies that will plan for and manage growth and development in West Suffolk to 2040.

# Climate change policies

The policies in this section contribute towards meeting the council's strategic priorities of creating strong and resilient families and communities that are healthy and active, improving the design quality of new development, creating safe, inclusive and accessible places and providing a range of homes that meet local community needs.

- **Policy SP1 The climate and environment emergency and sustainable development**
- Policy LP1 Sustainable design and construction
- Policy LP2 Promoting energy and water efficiency in show homes
- Policy LP3 Electric vehicle charging points in new developments
- Policy LP4 Reducing waste and the circular economy
- Policy LP5 Flood risk and sustainable drainage
- Policy LP6 Water quality and resources
- Policy LP7 Renewable and low carbon energy
- Policy LP8 Protecting and enhancing natural resources, minimising pollution and safeguarding from hazards

# Health and wellbeing policies

## Design policies

A suite of policies that acknowledges the interconnection between the impacts of the climate and environmental emergency and how land use policies and good design can address and optimise health and wellbeing, support community cohesion and the safety of everyone who lives and works in West Suffolk.

- **Policy SP2 Health and wellbeing**
- LP9 Designing for health and wellbeing and impacts of new development
- **Policy SP3 Design**
- Policy LP10 Well-designed places
- Policy LP11 Masterplans
- Policy LP12 Design codes


# Natural Environment

The purpose of the policies in this section is to seek to deliver the ambition to restore and enhance our natural environment and reverse the decline of biodiversity.

- **Policy SP4 Green infrastructure**
- Policy LP13 Trees
- Policy LP14 Landscape
- **Policy SP6 Biodiversity net gain**
- Policy LP15 Protected sites, habitats and features
- Policy LP16 Protected species
- **Policy SP7 Special protection areas and special areas of conservation**
- **Policy SP8 Recreational effects of development**



The purpose of the spatial strategy is to set out the overall approach to protecting and enhancing the natural, built and historic environment and providing new homes, employment provision, community services and facilities and supporting infrastructure. It sets the broad strategy for managing development in the district to 2040.

- **Policy SP9 The spatial strategy**
  - Policy LP17 Housing settlement boundaries
  - Policy LP18 Development in the countryside
  - Policy LP19 Business and domestic equine
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# Housing and Communities


This section sets out the strategic and local policies related to housing followed by those related to supporting sustainable communities.

- **Policy SP10 Housing needs**
- **Policy SP11 Neighbourhood plans**
- Policy LP20 Affordable housing
- Policy LP21 Housing type and tenure
- Policy LP22 Rural exception sites
- Policy LP23 Housing needs of specific groups
- Policy LP24: Gypsies, Travellers and travelling showpeople
- Policy LP25 Custom and self-build homes
- Policy LP26 Housing in the countryside
- Policy LP27 Agricultural and essential workers homes
- Policy LP28 Residential use of redundant buildings in the countryside
- Policy LP29 Alterations and extensions to dwellings and residential annexes
- Policy LP30 Extensions to domestic gardens in the countryside

# Housing Numbers – Need

- **Housing need based on Local Housing Need**
- 806 homes per year x 17 years (1 April 2023 – 31 March 2040) = **13,702 homes**
- **Sites with planning permission 1 April 2023 (commitments) = 9,075**
- **Windfall allowance (homes expected to come forward in plan period) = 1,200**
- **Allocations = 5,211**
- **Overall**
- 13,702 housing need
- 15,486 planned commitments and allocations ( 9,075 + 5,211 + 1,200)

Note: The Local Plan has allocated more homes than needed to allow for flexibility in the housing market.




# Community policies

The purpose of these policies is to protect and enhance community facilities and services, open space, local green spaces, recreation facilities and areas of play.

- Policy LP31 Community facilities and services
- Policy LP32 Leisure and cultural facilities
- Policy LP33 Open space, sport, play and recreation facilities
- Policy LP34 Allotments
- Policy LP35 Local green spaces

This section sets out the strategic and local policies related to the economy in the district.

- **Policy SP12 Strategic employment**
  - Policy LP36 Safeguarding employment
  - Policy LP37 Farm diversification
  - Policy LP38 Re-use or replacement of buildings in countryside
  - Policy LP39 Tourism development
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# Employment - Need

- **Overall Need - 63 ha**
- Baseline 31.95ha (existing supply) and Need to be identified 31.05ha
- **Local Plan Allocations – 86 ha (includes all of Shepherds Grove, Stanton)**
- Allocations should be focussed in Towns with further provision in some Key Service Centres
- Support Rural economy

Source: Employment Land Review and Addendum (May 2022)


# Retail policies

These policies relate to town centres, local centres and proposals outside these areas. It sets out the approach to supporting the enhancement of the town and local centre environment and managing their change and adaptation.

- **Policy SP13 Retail and other complimentary town centre uses**
- Policy LP40 Town centres
- Policy LP41 Local centres
- Policy LP42 Street trading and street cafes
- Policy LP43 Public realm improvements
- Policy LP44 Shop fronts and advertisements
- Policy LP45 Ancillary retail uses

# Horse racing industry

The following policies seek to support the industry to improve and provide facilities and infrastructure to sustain and enhance its activities and operations, and enable continuing improvement of industry best practices, sustainability, and the economic viability of the sport.

- Policy LP46 Horse racing industry development
  - Policy LP47 Development affecting the horse racing industry
  - Policy LP48 Change of use and development of horse racing industry sites
  - Policy LP49 Safeguarding horse walks and crossings
- 



# Historic environment

This section sets out the strategic and local policies relating to the historic environment of West Suffolk. The purpose of the following policies is to set out a positive approach to the conservation and enjoyment of the historic environment.

- **Policy SP14 Historic environment**
- Policy LP51 Built non-designated heritage assets
- Policy LP52 New uses for historic buildings
- Policy LP53 Conservation areas
- Policy LP54 Development affecting parks and gardens of special historic or design interest
- Policy LP55 Archaeology
- Policy LP56 Conserving the setting and views from the historic core of Bury St Edmunds

# Infrastructure

The purpose of this policy is to ensure that the infrastructure needed to support planned growth and new development is provided alongside development at the appropriate time, and to set out the development requirements needed to deliver this.

## **Policy SP15 Infrastructure**

Policy LP57 Active and sustainable travel

Policy LP58 Rights of way

Policy LP59 Transport assessments, transport statements and travel plans

Policy LP60 Parking standards

Policy LP61 Digital infrastructure

# Existing special operational uses

The policy supports development required for operational defence and security purposes and ensures that operational sites are not affected adversely by the impact of other development proposed in the area.

## **Policy SP16 Existing special operational uses**



# Site Allocations

- This section of the West Suffolk Local Plan sets out the council's site allocations for housing, employment, mixed-use and other types of uses.
- The site allocations are identified as strategic or non-strategic and make provision for residential, employment, school expansion and other land uses.
- The strategic allocations are important in addressing the council's strategic priorities for the area and the non-strategic allocations provide the detail on sites smaller in scale.
- Many of the residential, mixed-use and employment site allocations originate from the former St Edmundsbury and Forest Heath area Local Plans.
- A table of existing residential, mixed use and employment allocations to be carried forward and new allocations, along with their strategic or non-strategic status, can be seen at appendix B of the document.
- Those sites submitted that have not been taken forward have been collated with reasons why they have not been taken forward are contained in the omissions document.

# Town – site allocations

## Brandon

- Land at Warren Close
- Cemetery

Policy AP1

20 homes

Policy AP2

Other

## Bury St Edmunds

- Land north of Rougham Town Avenue
- West Bury St Edmunds
- North-East
- South-East
- Land to the north of Mount Road
- Former Railway Sidings
- Land West of Rougham Road
- West Suffolk Hospital
- Operational Hub and reserved land
- Suffolk business park extension

Policy AP3

Mixed

Policy AP4

600 homes

Policy AP5

1375 homes

Policy AP6

1250 homes

Policy AP7

120 homes

Policy AP8

200 homes

Policy AP9

Other

Policy AP10

Other

Policy AP11

Other

Policy AP12

Employment

# Town Site Allocations

## Haverhill

- North-west
- North-east
- Wisdom Toothbrush Factory

Policy AP13

980 homes

Policy AP14

2500 homes

Policy AP15

80 homes

## Mildenhall

- Land west of Mildenhall
- Land at College Heath Road
- Mildenhall Academy and Dome
- Hatchfield Farm west, Fordham Road
- Pinewood Stud
- Land off High Street, Black Bear Lane
- Former St Felix Middle School Site
- Land to expand Laureate Primary

Policy AP16

Mixed

Policy AP17

53 homes

Policy AP18

Employment

Policy AP19

Mixed

Policy AP20

415 homes

Policy AP21

123 homes

Policy AP22

50 homes

Policy AP23

Education

# Key Service Centre - site allocations

The logo for West Suffolk Council, featuring the text "West Suffolk" in a blue serif font and "Council" in a grey sans-serif font below it, with a blue and purple swoosh underneath.

## Barrow

- |                                |             |           |
|--------------------------------|-------------|-----------|
| • Land off Bury Road           | Policy AP24 | 150 homes |
| • Land off Denham Lane         | Policy AP25 | 15 homes  |
| • Land north of Barrow Primary | Policy AP26 | Education |

## Clare

- |                                |             |          |
|--------------------------------|-------------|----------|
| • Land north of Cavendish Road | Policy AP27 | 53 homes |
| • Land south of Cavendish Road | Policy AP28 | 60 homes |

## Ixworth

- |                            |             |           |
|----------------------------|-------------|-----------|
| • Bardwell Road            | Policy AP29 | 145 homes |
| • Land north of Crown Lane | Policy AP30 | 145 homes |

## Kedington

- |   |             |          |
|---|-------------|----------|
| • Land at junction of Hall Road and Mill Road | Policy AP31 | 40 homes |
|---|-------------|----------|
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# Key Service Centres – site allocations

## Lakenheath

- |  |             |           |
|--|-------------|-----------|
| • Matthews Nursery, High Street              | Policy AP32 | 28 homes  |
| • Land west of Eriswell Road                 | Policy AP33 | 140 homes |
| • Rabbithill Covert, Station Road            | Policy AP34 | 81 homes  |
| • Land north of Station Road                 | Policy AP35 | 375 homes |
| • Land off Briscoe Way                       | Policy AP36 | 67 homes  |
| • Land north of Burrow Drive and Briscoe Way | Policy AP37 | 100 homes |

## Red Lodge

- |                            |             |           |
|----------------------------|-------------|-----------|
| • Land north of Acorn Way  | Policy AP38 | 300 homes |
| • Land east of Warren Road | Policy AP39 | 140 homes |
| • Secondary School site    | Policy AP40 | Education |

## Stanton


- |                   |             |            |
|-------------------|-------------|------------|
| • Bury Road       | Policy AP41 | 200 homes  |
| • Shepherds Grove | Policy AP42 | Employment |



# Local Service Centre – site allocations



• Barningham	Policy AP43	Land south of Hopton Road	37 homes
• Beck Row	Policy AP44	Lamble Close	60 homes
• Beck Row	Policy AP45	Rookery Drove	100 homes
• Hopton	Policy AP46	Land off Bury Road	37 homes
• Hundon	Policy AP47	Land off Mill Lane	10 homes
• Moulton	Policy AP48	Land east of School Road	30 homes
• Moulton	Policy AP49	Land north of Moulton Primary	Education
• Rougham	Policy AP50	Land west of Kingshall Street	30 homes
• West Row	Policy AP51	Land east of Beeches Road	161 homes
• West Row	Policy AP52	Land west of Primary School	Education
• Wickhambrook	Policy AP53	Land west of Bunters Road	40 homes



# Type A Villages – site allocations

• Bardwell	Policy AP54	Land at School Lane	15 homes
• Barton Mills	Policy AP55	Land east of Church Lane	10 homes
• Chedburgh	Policy AP56	Land at Queens Lane	10 homes
• Chedburgh	Policy AP57	Land west of Queens Lane	12 homes
• Fornham All Saints	Policy AP58	Land adjacent to Moseleys Farm	10 homes
• Fornham St Martin	Policy AP59	Land fronting The Street	10 homes
• Freckenham	Policy AP60	Land north of village hall	10 homes
• Honington	Policy AP61	Land north of Troston Road	12 homes
• Honington	Policy AP62	Land south of Bardwell Road	10 homes
• Horringer	Policy AP63	Land off Chevington Road	10 homes
• Ingham	Policy AP64	Land north of Griffin Gardens	10 homes
• Fornham St Genevieve	Policy AP65	Land Adjacent to Park Farm	Employment
• Ingam	Policy AP66	Park Farm	other

# This consultation

- This consultation is slightly different to previous rounds of engagement.
- This is a technical consultation which will ask the public and stakeholders specific questions required by the Planning Inspectorate and requires that representations consider whether the tests of soundness have been met.

# Consultation

**Branding** - Branding, tone and style is consistent with that of previous stages

**Virtual** - Exhibition, with display boards, information table, video and feedback console which was used successfully for the previous consultations.

**In person** - Alongside the virtual exhibition we are holding the following drop in events:

Friday 2 February	10am - 3pm	The Studio, Haverhill Arts Centre, High Street, Haverhill.
Wednesday 7 February	10am - 3pm	upper floor lounge at The Apex, Charter Square, Bury St Edmunds.
Saturday 10 February	10am - 3pm	Conference room at Mildenhall Hub, Sheldrick Way, Mildenhall.
Saturday 17 February	10am - 3pm	Main hall at King Edward VII Memorial Hall, High Street, Newmarket.

**Materials** - Posters available in libraries and sports centres and a range of other suitable locations.

**Social Media and Media** – Media releases and weekly social media posts throughout the consultation.

# Next Steps – Programme

Date	Summary
<b>30 January – 12 March 2024</b>	Submission Consultation – Technical and legal consultation
<b>April / May 2024</b>	Submit comments received with submission consultation document and evidence base to Secretary of State for independent examination
<b>Summer/Winter 2024</b>	Independent examination
<b>Spring 2025</b>	Modification consultation
<b>Spring 2025</b>	Adoption of new West Suffolk Local Plan

**Thank you**

**If you have any queries:**

Check out the virtual exhibition at:  
**[westsuffolk.exhibition.app](https://westsuffolk.exhibition.app)**

Telephone: **01284 757368**

Email: **[planning.policy@westsuffolk.gov.uk](mailto:planning.policy@westsuffolk.gov.uk)**