

This prepared response to a planning application sets out the policies and guidance referred to, an application summary, planning history and any material considerations.

## Consultee Comments for Planning Application DC/23/1170/FUL

The Parish Council has referenced the following where relevant:

- [National Planning Policy Framework \[NPPF\]](#)
- [Core Strategy \(2010\) Former SEBC area \[CS\]](#)
- [Rural Vision 2031 \(2014\) Rural \[RV\]](#)
- [Joint Development Management Policies Document \(2015\) \[DM\]](#)

The Parish Council does not currently have a made Neighbourhood Plan, but is in the process of preparing one.

### Application Summary – West Suffolk Council

**Application No:** [DC/23/1170/FUL](#)

**Address:** Genesis Green Stud Farm Genesis Green Wickhambrook CB8 8UX

**Proposal:** Planning application:

- a. four dwellings for staff accommodation
- b. replacement of existing single storey extension with two storey extension to existing cottages



1 & 2 Genesis Green Cottages, Wickhambrook, Newmarket CB8 8UX

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The planning agent (Evolution) references an extant planning application for 4 flats for workers on the site (DC/20/1406/FUL) which the applicant intends this application would replace, is accompanied by a Unilateral Undertaking only allowing the delivery of either the approved scheme or the proposed scheme.

The current application is for the provision of four three bedroom dwellings (suitable for families).

The following documents were submitted with the application:

- Planning Application, forms, certificate and cover letter
- Planning, Design and Access Statement (Evolution)
- Location Plans
- Site Layout and Street Scene
- Floor plans and elevations of existing cottages
- Floor plans and elevations of new cottages
- Topographical plan
- Envirosearch contamination report
- Contamination Questionnaire
- Ecological Survey and Assessment (Wickhambrook)
- Draft Unilateral Undertaking

Comments have been lodged in respect of this application by:

- [Public Health and Housing](#)
- [Suffolk Fire and Rescue](#)
- [Waste Management](#)
- Wakelins – Neighbour response

**Constraints:**

Name	Constraint Type	Status
Development Type: All wind farm / turbine development	Air Traffic Control Safeguarding WF	Not Available
Description: Within 100m of a Suffolk County Council Historic Environment Record Consultee: Suffolk Archaeological Service	Archaeological Site (100m Buffer)	Not Available
Designation: Countryside Policy: CS4, DM5	Local Plan Policies	Not Available
Ref: SE/06/1713 - Notes: FAL	Restricted Permitted Development	Not Available
Designation: Special Landscape Area	Special Landscape Area	Not Available
Consultee: Norwich International Airport Constraint: Statutory consultee for all wind turbine applications within 42.5 nautical miles of Norwich International Airport	Wind Turbine Norwich Airport	Not Available
Consultee: Cambridge Airport Constraint: Advise of Any Developments	Cambridge Renewal Energy - All	Not Available

The following matters are relevant and should be considered with respect to the application:

1. **Settlement Hierarchy and Identity:** The proposed site is outside the published settlement boundary of Wickhambrook [RV3 – Housing Settlement Boundaries].

**Action:**

**The Parish Council is asked to consider the application above.**