

West Suffolk Local Plan Examination

Schedule of Additional Modifications (MM) – March 2025

Further consequential additional modifications will be required to amend uncorrected paragraph, policy, criteria and appendix numbering.

Please note that references to paragraph or page numbers relate to the proposed submission local plan dated January 2024 plan which is document A1 in the [examination library](#).

A number of the main modifications require changes to the policies map. These changes are shown in a separate schedule.

Red bold text indicates additional text

~~Red text struck through~~ indicates text to be removed

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
AM1	Pages 1 - 11	Introduction	<p>1. Introduction</p> <p>1.1. This is the local plan for West Suffolk. It contains planning policies and allocations for the growth of West Suffolk over the plan period of 2024 to 2041 2023 to 2040.</p> <p>The West Suffolk Local Plan 20410: background, process and accompanying documents</p> <p>1.4—This is the draft West Suffolk Local Plan that will be submitted to the national planning inspectorate for examination together with responses to this consultation.</p> <p>1.7 When adopted, tThe West Suffolk Local Plan (WSLP) will replaces all existing previous development plan documents except for neighbourhood plans that have been made. Neighbourhood plans and their stage of development are listed with links on the council’s website. The development plan documents and policies that will be replaced by the WSLP are listed in appendix A.</p> <p>The plan-making process</p> <p>1.8—The local development scheme sets out all the steps in the process of preparing a local plan with a timeline and milestones. The timeline is a live document and as such was kept up to date and changed during the preparation of this plan. This submission draft is West Suffolk’s final version published in</p>	<p>To update the plan period.</p> <p>To update the introduction to read as an adopted plan.</p>

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			<p>accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). It is the third consultation in the plan preparation process:</p> <ul style="list-style-type: none"> • Issues and options consulted on from October to December 2020. • Preferred options consulted on from 26 May to 26 July 2022. • Submission draft local plan is the document now being consulted on (30 January 2024 to 12 March 2024). <p>1.9 Views and comments were submitted at both the two previous stages of the plans preparation. All responses to the preferred options consultation can be viewed on the planning policy online consultation portal. These helped inform the preparation of this submission draft of the plan.</p> <p>1.10 Responses to this final submission draft will be sent with this document and the evidence used to draft the plan to be examined by an independent inspector appointed by the Secretary of State.</p> <p style="text-align: center;">Duty to cooperate</p> <p>1.11 The duty to cooperate, as set out in the National Planning Policy Framework places a legal duty upon local authorities to work closely with neighbouring authorities in relation to strategic cross boundary planning matters, and other relevant bodies. To inform In the preparation of this plan, the council has worked closely with neighbouring authorities. A statement setting out how the council has addressed the duty to cooperate forms part of the local plan evidence base.</p> <p style="text-align: center;">Sustainability appraisal and habitats regulations (screening) assessment</p> <p>1.12 A sustainability appraisal (SA) is a legal requirement and accompanies each stage of the local plan. This continuous appraisal process helps ensure this plan is in line with the aims of sustainable development. This is summarised in the National Planning Policy Framework as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs'.</p> <p>1.13 A sustainability appraisal scoping report accompanies the plan was prepared for the issues and options draft of the local plan. This provided baseline evidence and the context to identify the key issues for growth and development in West Suffolk. The preferred options draft of the local plan (2022) was accompanied by an updated SA which identifies identified and evaluates evaluated the likely significant economic, social and environmental impacts of implementing that draft of the plan and reasonable alternatives.</p> <p>1.14 A habitats regulations assessment (HRA) is required in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) in order to ensure that the plan does not adversely affect any European designated wildlife sites alone or in-combination with other plans and projects. A HRA screening was prepared for the issues and options draft of the local plan. This document identified any linking pathways present between a European site and the growth options in the local plan where 'likely significant effects' could not be screened out. The HRA which accompanies this plan was able to conclude no adverse effect on the integrity of any European sites, either alone or in combination with other plans or projects based on the mitigation included within the West Suffolk Local Plan and the commitment to produce and implement a recreational disturbance avoidance and mitigation study.</p> <p>1.15 This submission draft of the West Suffolk Local Plan is also accompanied by an updated sustainability</p>	

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			<p>appraisal and habitats regulations assessment.</p> <p>Policies map</p> <p>1.16. A policies map accompanying this plan shows all the relevant policy designations and site allocations. This map can be viewed in greater detail on the council's interactive mapping system Find my nearest. To use the system, select the 'My Maps' tab then enter a location or post code for the area of interest and select 'Local Plan – West Suffolk' under the map categories. From here you can select the categories relating to the policies, allocations and constraints in this document.</p> <p>National Policy Guidance</p> <p>1.17. The local plan has been prepared within the context of a hierarchical framework of planning legislation and policy for England. At the top of the hierarchy are a number of planning related Acts of Parliament and Statutory Instruments: the National Planning Policy Framework (NPPF, 2021) which sets out Government's planning policies for England and how these should be applied, and the National Planning Practice Guidance (NPPG). Local authorities must take the NPPF into account when preparing local plans; this means in practical terms that the council should follow national policy unless there is local evidence and circumstances that would justify a different approach.</p> <p>This local plan was examined against the September 2023 National Planning Policy Framework (NPPF) under the transitional arrangements set out in the December 2023 NPPF.</p> <p>1.18. The NPPF was revised and updated in July 2021 between the first issues and options stage of the plan and the preferred options consultation, and again in September 2023. Some of the key changes in 2021 included increased emphasis on placemaking and creating beauty, climate change mitigation and adaptation, plus a requirement to deliver biodiversity net gain on all new developments. The changes in 2023 update policy on planning for onshore wind development in England. These changes are reflected in this submission draft of the plan.</p> <p>How to read this document</p> <p>1.19. The local plan should be read as a whole. Development proposals will be decided against all relevant policies. The local plan contains both strategic and local policies as well as strategic and local site allocations. Both policy types are of equal importance in decision taking making.</p> <p>1.20. Strategic policies are those that address West Suffolk's priorities for the development and use of land in the district, are essential to delivering the overarching strategy of the plan and which are often relevant to cross boundary issues. The strategic policies have the prefix SP. Neighbourhood plans should accord with these policies in their preparation.</p> <p>1.21. Local policies are normally focussed on development management issues relevant to specific types of development proposals. These policies include design and sustainable construction principles, employment and town centres, conserving and enhancing the natural and historic environment, open space and green and blue infrastructure provision, site allocations, and other locally important matters that are used in the determination of planning applications. The non-strategic local policies have the prefix LP.</p>	

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			<p>1.22 Strategic site allocation policies are the large sites of at least 500 homes, large employment or mixed-use allocations located in the towns of Bury St Edmunds, Mildenhall, Newmarket and Haverhill and some key service centres. These are listed before the local site allocations in the relevant section.</p> <p>1.23 Non-strategic site allocation policies are small to medium size sites in towns, key service centres, local service centres and type A villages ranging in size from 10 to 15 homes in the type A villages to 375 homes and a primary school in a key service centre.</p> <p>Infrastructure and services</p> <p>1.42 West Suffolk Council has engaged with infrastructure and service providers at local and sub-regional level from the earliest stage of preparation of this plan and with their help, we have produced an accompanying infrastructure development delivery plan (IDP). The IDP aims to align infrastructure needs with the amount and pace of growth planned for the district up to the year 2041 2040 and will be regularly updated.</p> <p>Strategic policies</p> <p>1.47 Policy SPX The spatial strategy sets the broad strategy for managing development in the district to 2041 2040, reflecting the overall vision and strategic objectives of the plan. This pPolicy SPX sets out includes a settlement hierarchy reflecting the sustainability of settlements in terms of the availability of services and facilities and access to sustainable modes of transport. This is followed by local development management policies, including a review of settlement boundaries, and economic growth and development policies.</p> <p>Local development management policies</p> <p>1.49 Local development management policies are mostly grouped with a strategic policies policy, although there some exceptions to this including the horse racing industry policies which address unique local issues. Local development management These policies will be used in day-to-day planning decisions along with strategic policies.</p> <p>Site allocations</p> <p>1.51 The location of the site allocations follows the principles set out in the spatial strategy (policy SP9) and the settlement hierarchy policy (policy SPX), in that development is directed to the most sustainable locations to ensure that sites meet future local needs.</p> <p>Omission sites</p> <p>1.54—As a result of comments received during the two previous consultations held in 2020 and 2022, and further evidence base work, many sites were discounted and are not allocated in this plan. These sites are referred to as ‘omission sites’ and are set out in the West Suffolk Omission Sites document (2023) alongside a brief explanation setting out why they have not been selected for allocation.</p> <p>Settlement boundary review</p> <p>1.55—The settlement boundaries of all settlements have been re-assessed. Settlement boundaries are shown on the policies map with the West Suffolk Settlement Boundary Review report (2023) indicating all changes</p>	

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			<p>made and the reasons for the changes.</p> <p>Gypsy and Traveller sites</p> <p>1.56—The council has a legal duty to consider the specific housing needs of Gypsies and Travellers. To plan positively and evidence the permanent and transit site accommodation needs of Gypsies and Travellers a revised West Suffolk Gypsy and Traveller Accommodation Needs Assessment has been produced which informs this plan.</p> <p>Monitoring and implementation</p> <p>1.57 The West Suffolk Local Plan is a plan for a geographically, environmentally, socially and economically diverse area. The plan contains new policies, some of which cover new and fast moving areas of planning policy. It will be important to check and review progress with how successfully the policies are being implemented. The plan will need to be reviewed within five years of adoption, so it will be important to gather evidence of where policies are working or where changes need to be made.</p> <p>1.59 In accordance with national planning policy and relevant regulations, the council will also review policies within this plan to assess whether or not they need updating at least every five years. The first review will be completed no later than five years from the adoption date of the local plan.</p>	
AM2	Page 12	Vision for West Suffolk – second paragraph in box	All our settlements from towns to rural villages will be places where families and communities can live safe and healthy lives with infrastructure to be provided to accompany growth, particularly in respect of transport including highway improvements, providing prioritising pedestrian and cycling routes, social infrastructure and access to blue and green infrastructure.	To conform with national guidance and terminology within the transport policy LP59.
AM3	Page 21	Paragraph 4.1.18	The efficient use of water, including water re-use, is an important element of climate resilience in this water stressed area. An integrated water management approach, such as using rainwater harvesting and/or greywater recycling in addition to the use of fittings to lower water consumption will be make a significant contribution to water efficiency and will be expected in all larger developments.	For readability.
AM4	Page 23	Paragraph 4.1.24	Part S of the Building Regulations (2022) requires electric vehicle (EV) charging points in new developments, and guidance for EV parking is provided in the adopted Suffolk Guidance for Parking . Policy LP3 is required to ensure EV charging is available in convenient locations for all new homes- s , and that the optimum level of charge is provided in places where fast charging is most in demand (for example, car parks with limited stays of short time durations may wish to supply a smaller number of rapid (50 kilowatts plus (kW+)) chargers, in place of some 7kW chargers). The provides further background.	To amend typographical errors.
AM5	Page 29	Policy LP7	<p>Wind energy proposals</p> <p>In addition to the criteria a, b, c, d and e and e above, all wind energy applications are required to be accompanied by a residential visual amenity assessment, a statement indicating how the development mitigates for air traffic operations where necessary, and an appraisal of the impact of the wind turbine(s) on bats and migrating birds, and bird strike, and any mitigation measures necessary to address this.</p>	To amend typographical errors.

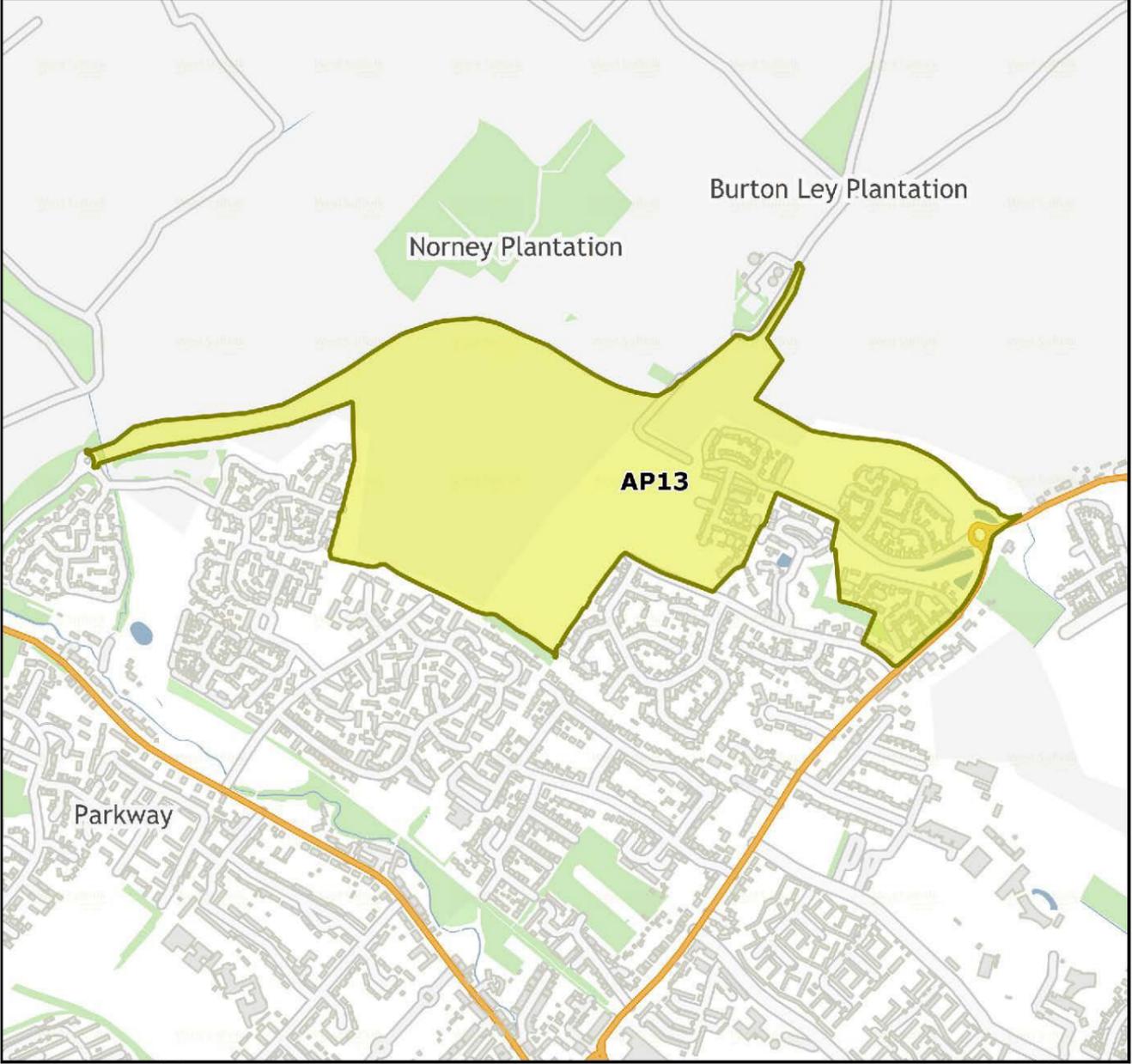
Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			<p>Solar energy proposals</p> <p>In addition to the criteria a, b, c, d and e and e above, all solar farm applications should be accompanied by ecology, nature conservation and mitigation statements that demonstrate potential impacts and how these will be mitigated. The potential for glint and glare and effects on biodiversity should also be demonstrated.</p> <p>Energy storage proposals</p> <p>In addition to the criteria a, b, c, d and e and e above energy storage proposals should be accompanied by a site management plan that demonstrates fire safety measures are adequately addressed.</p>	
AM6	Page 34	4.1.61	<p>A health and wellbeing statement is an essential tool and integral part of the design process. Guidance on producing health impact assessments and health and wellbeing statements will be provided on the West Suffolk website.</p>	Consequential change as a result of main modifications to Policy LP9.
AM7	Page 45	Paragraph 4.2.19	Tree protection measures and method statements should accord with the British Standard (BS5837: 2012 Trees in relation to design, demolition, and construction – Recommendations) or other relevant guidance.	To reflect most recent iteration of British Standard recommendations.
AM8	Page 49	Paragraph 4.2.32	Section 40 of the Natural Environment and Rural Communities Act 2006, which has been strengthened by the Environment Act 202 1 2 , places a duty on all public authorities to conserve and enhance biodiversity. A key purpose of this duty is to embed consideration of biodiversity as an integral part of policy and decision making.	For clarity.
AM9	Page 49	Paragraph 4.2.33	Nature conservation sites, both statutory and non-statutory, together with other wildlife-rich habitats and features including river valleys provide wildlife corridors and links. These form an essential nature network which is necessary to safeguard and enhance the distribution and diversity of flora and fauna within the district, supporting nature recovery and also wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation.	For clarity.
AM10	Page 51 and 52	Policy LP15 – sixth paragraph	Development proposals which would have a direct or indirect adverse effect on locally designated sites, including county wildlife sites and county geodiversity sites, protected or priority habitats including rivers, floodplains and wetlands , will not be permitted unless the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of habitats. In addition, proposals must demonstrate that:	For clarity.
AM11	Page 52	Paragraphs 4.2.46 – 4.2.49	<p>Where there is a possibility that development will affect biodiversity, the level of impact needs to be determined and a suitably detailed survey of habitats and species will be required before a planning application is considered. The scope of such survey will be determined using the Suffolk biodiversity validation checklist (or any subsequent document), local validation requirements, and Natural England standing advice. The Suffolk Biological Records Centre is recognised as a valuable source of information and data. Any assessments will need to be proportionate to the nature and scale of development proposed and the likely impact on biodiversity or geodiversity. Where the benefit of development is considered to outweigh the loss to biodiversity or geodiversity and there is no alternative, mitigation will be required, and if necessary, compensatory measures so that damage to the biodiversity or geodiversity network is minimised and there is enhancement of features.</p>	Delete paragraphs as duplication.

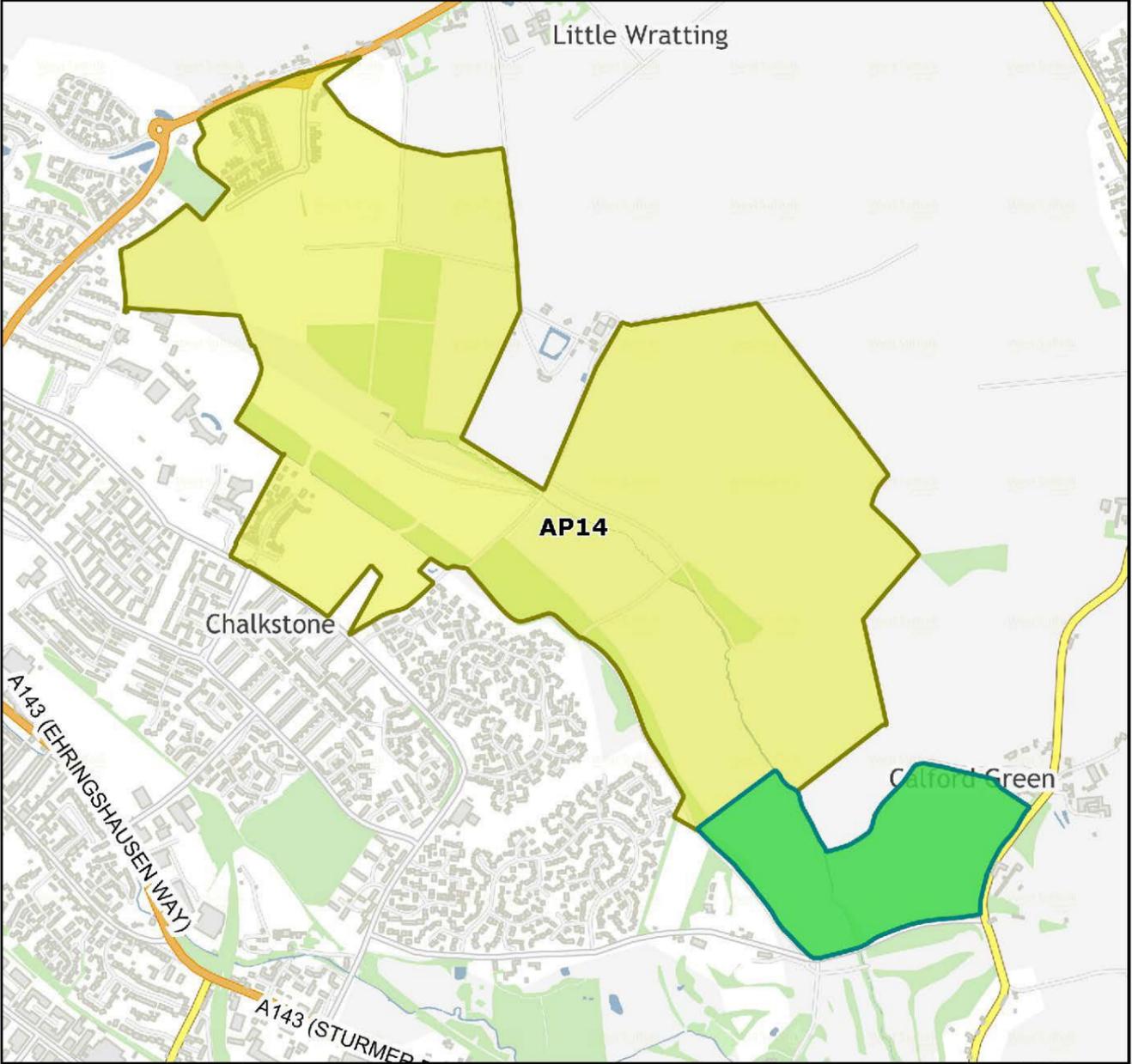
Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			<p>The council will require habitat enhancement and positive habitat management. Encouragement will also be given to measures which improve public access to nature where this is appropriate.</p> <p>Within the district and immediately adjacent there are several internationally, nationally and locally important sites that will be protected. Internationally and nationally important sites include Ramsar sites, special protection areas, special areas of conservation, sites of special scientific interest, geological SSSIs and national nature reserves.</p> <p>There are also other areas of biodiversity or geodiversity interest of local importance in both the countryside and built-up areas which merit protection. The biodiversity or geodiversity value of these areas will be taken into account when considering development proposals that could affect them. These sites include local nature reserves, county wildlife sites, county geodiversity sites, and other sites including ancient and semi-natural woodland, veteran trees, rivers floodplains and wetlands.</p>	
AM12	Page 70	Paragraph 4.3.16	4.3.16 Settlement types and the approach to growth	To correct a typographical error.
AM13	Page 77 and 78	Policy LP19	<i>Relocate and renumber policy LP19 Business and domestic equine and explanation to sit after Policy SPX: Safeguarding horse walks and crossings.</i>	To aid plan legibility by logical grouping of policy topics. See council's response to matter 15 .
AM14	Page 86 and 87	Paragraph 4.4.42	The strategic housing requirement for each designated neighbourhood area, accords with the spatial strategy pattern and scale of growth for the settlement types within the neighbourhood plan area, dependent upon infrastructure capacity and environmental capacity constraints . This assessment has informed the allocation of sites in this plan. The neighbourhood housing requirement does not include an allowance for windfall provision to come forward, as windfall by its nature is unexpected delivery of homes and is not relied upon to meet the housing needs.	For clarity.
AM15	Page 101	Paragraph 4.4.101	The National Planning Policy Framework (NPPF) states that 'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities'. Accordingly, to support this aim, and in addition to policy LP27, it is acknowledged that there may be opportunities for limited further residential development within small yet cohesive settlements or groups of dwellings which may have not been classified as villages and which do not have a housing settlement boundary, but which support the existing services and facilities in other service centres. Limited infill development may be permitted in these locations provided that it is in character with the surrounding area and does not have an adverse impact on the natural and historic environment. Any proposals must also comply with other policies in the development plan as appropriate.	For clarity.
AM16	Page 104	Policy LP28 explanatory paragraph 4.4.111	However, the local authority seeks to avoid the development of isolated homes in the countryside and sets out exemptions where development may be appropriate. This includes where development would re-use redundant or disused buildings and enhance its immediate setting. This policy provides further details in circumstances where the re-use of redundant or disused buildings would be supported, where proposals comply with other policies within the development plan. This policy should also be considered alongside policy LP33-LP38 when	To correct a typographical error.

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			considering proposals for the re-use or replacement of buildings in the countryside of existing buildings for residential uses within the countryside.	
AM17	Page 111	Paragraph 4.4.136	The councils published assessments of the districts public open space, sports facilities and playing pitch and outdoor facilities a public open space assessment and a playing pitch and outdoor sports facilities assessment for the district which should be used as a guide to developers in understanding what sort of open space provisions they should be delivering.	To refer to the correct documents.
AM18	Page 112	Policy LP34 explanatory paragraph 4.4.141	New allotment provision should be designed to best practise practice guidelines such as that produced by The National Allotment Society.	To correct a typographical error.
AM19	Page 113	Paragraph 4.5.2	The purpose of the strategic employment policy SP12 is to make provision for employment land to meet the needs identified over the plan period to 2040. The spatial strategy for the distribution of employment land has been informed by the employment land review, alongside reports produced for the council including the Economic Impact of the Horseracing Industry Centred Upon Newmarket (updated 2023) Local National and International Impact of the Horseracing Industry in Newmarket' (2015 Deloitte) and the report on the Newmarket's Horse Breeding and Racing Cluster Local Impact Report (2023 SQW) . The strategic employment policy identifies how existing employment land will be protected, where new sustainable growth is directed and how new proposals will be considered on land within and outside identified general and rural employment areas. It supports sustainable growth, expansion and diversification of local and rural businesses.	To insert the correct document title.
AM20	Page 124 and 125	Policy LP36 – fifth and last paragraph	Proposals resulting in the loss of employment land or an existing business falling within categories a and c to an employment use which generates jobs but do not neatly fall within the employment uses set out in policy SP12, will only be permitted where the proposal complies with the following criteria d. to i h , as appropriate: To ensure the long-term protection of employment land across the district, proposals for non-employment uses on strategic sites allocated on the policies maps for employment purposes (which fall within category b) will only be considered if it can be demonstrated it is no longer required in a review of the allocation in a subsequent local plan.	To correct criteria lettering 'i' to 'h' and for clarity.
AM21	Page 134	Policy SP13 explanatory paragraph 4.5.63	The study's forecast retail capacity assessment considered the need for new retail (convenience and comparison) floorspace in West Suffolk. The headline figures show no quantitative need to plan for new convenience or comparison retail floorspace over the plan period to 2040 for the district. At centre level, no comparison goods floorspace capacity was identified for any of the district's town or local centres and only a limited quantum of convenience goods floorspace capacity was identified for Mildenhall, Newmarket and Brandon.	To correct a typographical error.
AM22	Page 145	Policy LP44 explanatory paragraph 4.5.110	The council will require well designed shop fronts which will enhance the area and local distinctiveness, in accordance with the West Suffolk Shopfront and Advertisement Design Guide (2015) → or any subsequent supplementary planning advice, guidance or best practise publications available.	To correct a typographical error.
AM23	Page 173	Paragraph 4.8.38	Proposals for development at RAF Mildenhall, RAF Lakenheath, RAF Honington and RAF Barnham Camp may require a project level habitat regulations assessment (HRA). The applicant is required to submit information to inform the HRA. The information must address the impact of the proposals alone and in combination with other relevant plans and projects within the Breckland Special Protection Area and Special Area of Conservation and its relevant constraint zones where appropriate.	Delete paragraph 4.8.38 to avoid duplication.

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
AM24	Page 183 and 186	Bury St Edmunds introduction paragraphs	<p>5.2.7 New and existing strategic and non-strategic employment sites, mixed-use sites, as well as existing established employment areas and town and local centres and primary shopping areas have been identified for Bury St Edmunds. Further details can be seen in the economy section. Each site and allocation is shown on the policies map.</p> <p>Strategic allocations</p> <p>5.2.9 — In this local plan, it is important that growth is distributed to the most sustainable places in accordance with the National Planning Policy Framework. This means that the majority of new growth is being directed to four of the district's largest towns.</p> <p>5.2.10 — A variety of factors have helped determine the most appropriate locations for new strategic growth in Bury St Edmunds, including the town's infrastructure and environmental constraints, available sites, the need to balance employment and housing needs, as well as levels of growth taken place in recent years.</p> <p>5.2.11 — Five strategic sites allocated around Bury St Edmunds in the former St Edmundsbury Core Strategy (2010) to deliver approximately 4,400 new homes and associated infrastructure are carried forward in this plan. These sites are at varying stages in the planning process and as of April 2023 development had commenced on two sites (Marham Park at north west Bury St Edmunds and Lark Grange at Moreton Hall), with two other sites having obtained planning permission (north east Bury St Edmunds and south east Bury St Edmunds) and one site currently the subject of a planning application not yet determined (West Bury St Edmunds).</p> <p>5.2.12 — Taking into account all of the above, one new location for future strategic growth has been identified in Bury St Edmunds at Rougham Tower Avenue to contribute to meeting both future employment and housing needs in the district to 2040.</p> <p>5.2.13 — In addition, three of the existing allocations at north east Bury St Edmunds, south east Bury St Edmunds, and West Bury St Edmunds are reallocated in this plan to ensure that development is delivered in accordance with policy requirements and in particular to reflect the proposed change in location of a new health campus.</p>	<p>For clarity.</p> <p>Section on strategic allocations deleted for readability. This section repeats information in the Bury St Edmunds introduction and in the individual site allocations.</p>
AM25	Page 189	Policy AP3	c. Community uses that might include a health facility, library services , community building, to serve local needs.	For clarity.
AM26	Page 213	Employment allocation Paragraph 5.2.46	5.2.46 The Suffolk Business Park extension was first allocated to provide the opportunity and flexibility for older, inappropriately located and/or poor-quality employment sites within the town to be regenerated and/or re-used for other purposes (that is, businesses that may not fit neatly into use classes). The former allocation supported use classes B1 and B8. However, this did not preclude the potential for development of the remaining employment sites for general industrial businesses where appropriate (B2).	See council's matter 15 response.
AM27	Page 216 and 219	Haverhill introduction	5.3.6 New and existing strategic and non-strategic employment sites, mixed-use sites, as well as existing established employment areas and town and local centres and primary shopping areas have been identified for Haverhill. Further details can be seen in the economy section. Each site and allocation is shown on the policies map	<p>For clarity.</p> <p>Section on strategic</p>

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			<p>Strategic allocations</p> <p>5.3.8 — In this local plan, it is important that growth is distributed to the most sustainable places in accordance with the National Planning Policy Framework. This means that the majority of new growth is being directed to four of the district's largest towns.</p> <p>5.3.9 — A variety of factors have helped determine the most appropriate locations for new strategic growth in Haverhill, including the town's infrastructure and environmental capacity, available sites, the need to balance employment and housing needs, as well as levels of growth taking place in recent years.</p> <p>5.3.10 — In the former St Edmundsbury Local Plan, two strategic sites are already allocated around Haverhill which will deliver approximately 3,650 new homes. These sites are at varying stages in the planning process and development has commenced on both.</p> <p>5.3.11 — As a result of the level of growth planned for in Haverhill in the previous local plan, no additional locations for future strategic growth have been identified.</p> <p>5.3.12 — The two existing strategic allocations are reallocated in this plan to ensure that development is delivered in accordance with policy requirements.</p>	<p>allocations deleted for readability. This section repeats information in the Haverhill introduction and in the individual site allocations.</p>

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
AM22	Page 220	Policy AP13	 <p data-bbox="991 1646 1727 1671">© Crown Copyright and database rights 2023 OS 100023282.</p> <p data-bbox="2053 1646 2237 1671">Scale: 1:12000</p>	To replace map in PDF of submission local plan only. No change to site boundary but wrong map was included. Online consultation system shows correct map.

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
AM23	Page 222	Policy AP14	 <p data-bbox="991 1644 1727 1671">© Crown Copyright and database rights 2023 OS 100023282.</p> <p data-bbox="2050 1644 2237 1671">Scale: 1:15000</p>	To replace map in PDF of submission local plan only. No change to site boundary but wrong map was included. Online consultation system shows correct map.
AM24	Page 227 and 230	Mildenhall introduction	5.4.5 New and existing strategic and non-strategic employment sites, mixed-use sites, as well as existing established employment areas and town and local centres and primary shopping areas have been identified for Mildenhall. Further details can be seen in the economy section. Each site and allocation is shown on the policies map.	Section on strategic allocations deleted for readability. This

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			<p>Strategic allocations</p> <p>5.4.7 — In the former Forest Heath Local Plan a strategic site at West Mildenhall is allocated which will deliver approximately 1,300 new homes and five hectares of employment land in the town.</p> <p>5.4.8 — In this local plan, it is important that growth is distributed to the most sustainable places in accordance with the National Planning Policy Framework. This means that the majority of new growth is being directed to four of the district’s largest towns.</p> <p>5.4.9 — A variety of factors have helped determine the most appropriate locations for new strategic growth across the district, including the town’s infrastructure and environmental capacity, available sites, the need to balance employment and housing needs, as well as levels of growth taking place and planned in recent years.</p> <p>5.4.10 — The site at west of Mildenhall has not yet gained planning permission and is reallocated to ensure that development is delivered in accordance with the policy requirements.</p>	<p>section repeats information in the Mildenhall introduction and in the individual site allocations.</p>
AM25	Page 244 and 247	Newmarket introduction	<p>5.5.7 New and existing Existing strategic and non-strategic employment sites, mixed-use sites, as well as existing established employment areas and town and local centres and primary shopping areas have been identified for Newmarket. Further details can be seen in the economy section. Each site and allocation is shown on the policies map.</p> <p>Strategic allocations</p> <p>5.5.9 — In this local plan, it is important that growth is distributed to the most sustainable places in accordance with the National Planning Policy Framework. This means that the majority of new growth is being directed to four of the district’s largest towns.</p> <p>5.5.10 — A variety of factors have helped determine the most appropriate locations for new strategic growth across the district, including the town’s infrastructure and environmental capacity, available sites, the need to balance employment and housing needs, as well as levels of growth taking place in recent years.</p> <p>5.5.11 — In the former Forest Heath Site Allocation Local Plan (2019) one strategic site is allocated in Newmarket which will deliver 400 new homes, five hectares of employment and a primary school. The residential component of this site and the school have outline planning permission. A subsequent reserved matters application was approved in 2022 in relation to the spine road and access.</p> <p>5.5.12 — Taking into account all of the above, one new location for future strategic growth has been identified in Newmarket at Pinewood Stud. This site will contribute to meeting future housing needs in the district to 2040.</p> <p>5.5.13 — In addition, the existing strategic allocation Hatchfield Farm, which has planning approval, is reallocated in this plan to ensure that development is delivered in accordance with policy requirements.</p>	<p>For clarity.</p> <p>Section on strategic allocations deleted for readability. This section repeats information in the Newmarket introduction and in the individual site allocations.</p>

Additional modification reference number	Page number in submission draft document	Policy number or paragraph number	Proposed additional modification	Reason for additional modification
			5.5.10 A variety of factors have helped determine the most appropriate locations for new strategic growth across the district, including the town's infrastructure capacity and environmental constraints capacity , available sites, the need to balance employment and housing needs, as well as levels of growth taking place in recent years.	
AM26	Page 367	Wickhambrook introduction Paragraph 5.20.3 and 5.20.4	<p>The parish council has embarked on the process of preparing a neighbourhood plan. The neighbourhood plan area was designated by West Suffolk Council on 1 October 2021. A regulation 14 pre-submission consultation on the neighbourhood plan took place between November and December 2024 2023.</p> <p>Allocation</p> <p>One new site is proposed for mixed-use development in Wickhambrook providing for around 40 homes, with the opportunity for community facilities or retail and/or employment to be explored and determined through a site development brief.</p>	To correct factual errors.
AM27	Page 373	Type A villages	<p><i>Amend fifth paragraph as follows:</i></p> <p>Small scale housing allocations have been identified in some type A villages, with allocations made depending on infrastructure capacity and environmental constraints. local constraints and opportunities for development. Settlement maps showing constraints and opportunities for all type A villages can be seen in the opportunity and constraints study (2022) which is evidence to support this plan. Information on infrastructure can be seen in the draft infrastructure delivery plan part two (2023) which sets out baseline data for each settlement.</p>	For clarity.
AM28	Page 405	Freckenham introduction Paragraph 5.26.1	Freckenham has a population of 266 (Census 2021, using settlement boundaries) and is situated 5.5 kilometres south-west of Mildenhall close to the boundary with East Cambridgeshire. Services and facilities include early years education provision , a village hall, public house and a play area and a bus service.	To correct a factual error.