

West Suffolk Local Plan

Preferred Options Part Two – Non – Strategic Options

This document sets out more detailed policies for specific areas and types of development. This part of the plan will include policies to be used in day-to-day decision making. Below are the policies most relevant to rural communities with little or small amounts of development.

NSP01 – Housing Settlement Boundaries (P9)

- 2.1. The purpose of this policy is to support proposals for residential developments in defined housing settlement boundaries.

Policy parameters

- a. Proposals for new residential development will be permitted within housing settlement boundaries where it is not contrary to other policies in this plan.
- b. Housing settlement boundaries define the extent to which residential development proposals will be supported.
- c. Housing settlement boundaries are defined on the policies map.

NSP02 Development in the Countryside (P10 – 11)

This policy sets out what development is acceptable in the countryside.

Policy parameters

- a. The policy will give support to proposals for a new or extended building in the countryside where they are in accordance with other relevant policies in this plan and specifically for: agriculture, horticulture or forestry; affordable housing to meet a proven local need; equine related activities; small scale facilities for outdoor sport and recreation, leisure and tourism; agriculture, forestry or equine business key worker where an essential need is proven; the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small scale residential development in accordance with other policies on housing in the countryside.
- b. Proposals for sustainable economic growth and expansion of businesses in the countryside will be supported where: it will not result in the irreversible loss of the best or most versatile agricultural land; there is no detrimental impact on biodiversity, the character and visual amenity of the landscape or the historic environment.
- c. There are no severe impacts on highways network and any significant impacts should be mitigated.
- d. All proposals should be sensitive to their surroundings and respect the intrinsic character of the countryside, take opportunities to make a location more sustainable such as improving active travel links.
- e. For all proposals the use of previously developed land and sites well related to existing settlements should be used where viable and opportunities exist.

NSP03 – Masterplans (P12 – 14)

This policy sets out the circumstances where masterplans will be required and the key issues which are to be addressed. Masterplans provide developers and the local community with certainty, enabling the right development in the right place and enabling a faster consenting process with less dissent.

NSP04 – Development Briefs (P15 – 16)

This policy sets out the circumstances when a development brief might be required and the key issues which are to be addressed. Masterplans provide developers and the local community with certainty, enabling the right development in the right place and enabling a faster consenting process with less dissent.

****NSP05 – well designed places** (P17 – 18)**

The purpose of this policy is to be an overarching local design policy to ensure that all developments adhere to good design principles.

Policy parameters

- a. The National Planning Policy Framework and national design guide sets out that good design is a fundamental aspect of sustainable development and the planning process should result in the 'creation of high quality, beautiful and sustainable buildings and places'.
- b. Proposals for development will be required to:
 - Create or maintain a sense of place, respecting the local characteristics.
 - Result in high quality architecture and provide a visually attractive layout.
 - Respect the character, scale, density and massing of a locality.
 - Create places that are safe, suitable for all and accessible.
 - Retain gardens, important open space and landscapes, which contribute to character and appearance of an area.
 - Promote health and well-being through adhering to 'secure by design' principles, national space standards and through sustainable forms of transport.
 - Provide adequate outdoor amenity space for all residential properties.
 - Not adversely affect amenities of areas by reason of noise, vibration, overlooking, overshadowing, loss of light and other pollution.
- c. Proposals should include a concise assessment of the key positive character traits that have been identified and how the new design will make reference to them. For major developments, a character study will be needed to inform this assessment.
- d. All application types and proposals will be required to adhere to and be assessed against the appropriate and detailed criteria set out within this policy.

NSP06 – Climate change (P19 – 21)

The purpose of this policy is to help address climate change, contribute to the circular economy and to guide sustainable design and construction.

This policy will require all new development (Including extensions to buildings) to mitigate and adapt to climate change. Proposals will be required to demonstrate how they minimise energy and resource consumption through construction, design and layout.

NSP07 – Renewable and low carbon energy (P22 - 24)

The purpose of this policy is to encourage and guide proposals for renewable and low carbon energy generating and storage assets and distribution networks. This can include new solar farms, battery storage and anaerobic digestion plants.

NSP08 Infrastructure services and telecom development (P25 – 26)

The purpose of this policy is to guide proposals for infrastructure services and telecommunications development for example mobile phone masts. These should be designed and sited to minimise intrusion and visual impact.

NSP09 – Broadband (P27 – 28)

The purpose of this policy is to require new development to be compatible with local fibre and other ultrafast high speed broadband infrastructure where appropriate. This will be demonstrated with a connectivity statement submitted with planning applications where appropriate.

Policy parameters

- a. The policy will state that the council will expect all applicable new major development to submit with the application a connectivity statement that sets out what measures the proposal has put in place to comply with this policy.
- b. All new residential and commercial developments should provide the infrastructure required to enable connectivity to the high-speed electronic communications network unless it is not practical to do so. For major developments (10 or more dwellings or sites of greater than 0.5 hectares) this should be through direct fibre to the premise access.
- c. Where not practical to do so, as a minimum and subject to viability of the scheme, suitable ducting that can accept fibre to the premises should be provided.
- d. Further work will be undertaken to understand and monitor the requirement of this policy and how it will be applied.

NSP10 – Rights of way (P29)

The purpose of this policy is to safeguard and enhance public rights of way for pedestrian, cyclist, byways or horse rider use.

Policy parameters

- a. The policy will seek improvements to rights of way associated with new development, facilitating sustainable access modes on and off site as appropriate. Contributions will be sought towards improvements.
- b. Public rights of way must be maintained on their original alignments and should be enhanced. Public rights of way running through a site should be maintained as a green corridor appealing for all types of users. The rights of way network should be seamlessly integrated with the site layout.
- c. The policy will detail the aims and objectives of the Suffolk Green Assess Strategy Rights of Way Improvement Plan 2020-2030.

NSP11 – Transport assessment and travel plans (P30)

The purpose of this policy is to require major development proposals or applications likely to have a significant transport implication, to submit the following documents alongside their planning applications:

- A transport assessment of appropriate scale.
- A travel plan that identifies physical management measures necessary to address the transport implications arising from development.

NSP12 Active and sustainable travel (P31 – 32)

The purpose of this policy is to ensure that new development prioritises walking, cycling and other sustainable forms of transport which contribute to multimodal journeys over motorised transport. The government has set out its ambition of half of all journeys in towns and cities in England being cycled or walked by 2030. To do this they make it clear that cycling and walking will be the natural first choice for many journeys. New developments should be designed in ways that are safe, well-connected, and accessible for all users, and maximise the greatest possible use of sustainable and active forms of travel in line with Suffolk Design Streets Guide 2020. Developments should demonstrate and enhance sustainable routes from their site to local facilities, services, destinations and the wider countryside.

NSP13 – Parking standards (P33)

The purpose of this policy is to make sufficient provision for parking (whilst reducing over reliance on cars) and providing sufficient electric vehicle charging points.

NSP14 – Waste (P34-35)

The purpose of this policy is to ensure the safe and efficient collection of waste from developments as part of a positive approach to urban design.

NSP15 – Biodiversity and geodiversity (P36 – 37)

The purpose of this policy is to protect, restore and enhance biodiversity and geodiversity. The policy seeks to reverse the decline of biodiversity.

Policy parameters

- a. The policy must protect sites designated for their biodiversity and geodiversity value, conserve, restore and enhance important habitats (including priority habitats) and other important biodiversity features on sites or affected by developments.
- b. The mitigation hierarchy – avoid, mitigate, compensate – must be enshrined within the policy.
- c. The policy will consider the designation of local wildlife sites (LWS) within the district following a review of existing LWS in Bury St Edmunds and Haverhill and ecological surveys in Mildenhall, Newmarket and Brandon.

NSP16 – Protected Species (P38)

The purpose of this policy it to set out how the Council will consider the protection of species on development sites.

Policy parameters

- a. The policy should require effects on protected species to be avoided. If this is not possible, they should be reduced to a minimum, mitigated for, or as a last resort compensated in line with the mitigation hierarchy.
- b. Applications will be required to be supported by appropriate and up to date ecological reports and surveys, which fully assess the impact of the proposed development on protected species.

NSP17 – Trees (P39)

The purpose of this policy is to retain existing trees and encourage new or replacement planting where possible.

Policy parameters

- a. Existing trees on development sites should be retained and protected during construction and in the long term.
- b. Where it is necessary to remove trees, the loss should be appropriately compensated.
- c. Proposals for new development, where appropriate, should provide new tree planting.

NSP18 – Landscape (P40 – 41)

The purpose of this policy is to protect and enhance the diverse landscape of the district.

Policy parameters

- a. The policy will give support to proposals for a new or extended building in the countryside where they are in accordance with other relevant policies in this plan and specifically for: agriculture, horticulture or forestry; affordable housing to meet a proven local need; equine related activities; small scale facilities for outdoor sport and recreation, leisure and tourism; agriculture, forestry or equine business key worker where an essential need is proven; the replacement of an existing dwelling on a one for one basis of a similar scale and floor area and small scale residential development in accordance with other policies on housing in the countryside.
- b. Proposals for sustainable economic growth and expansion of businesses in the countryside will be supported where: it will not result in the irreversible loss of the best or most versatile agricultural land; there is no detrimental impact on biodiversity, the character and visual amenity of the landscape or the historic environment.
- c. There are no severe impacts on highways network and any significant impacts should be mitigated.
- d. All proposals should be sensitive to their surroundings and respect the intrinsic character of the countryside, take opportunities to make a location more sustainable such as improving active travel links.
- e. For all proposals the use of previously developed land and sites well related to existing settlements should be used where viable and opportunities exist.

NSP19 – Protecting and enhancing natural resources, minimising pollution and safeguarding from hazards (P42)

The purpose of this policy is to require all developments to minimise all emissions and forms of pollution, to ensure the protection of and no deterioration to air and water quality.

NSP20 – flood risk and sustainable drainage (P43 – 44)

The purpose of this policy is to guide flood risk and sustainable urban development, setting out when development may be permitted in addition to methods to reduce flood risk.

NSP21- Water quality and resources (P45 – 46)

The purpose of this policy is to improve water quality and manage the use of water resources by ensuring all development proposals suitably manage and reuse surface and wastewater.

NSP22 – listed buildings (P47 – 48)

The purpose of this policy is to set out how proposals to alter, extend or change the use of listed buildings, or development that affect their setting will be assessed.

Policy Parameters

- a. Proposals should demonstrate an understanding of the significance of the building and/or its setting. Any harm to, or loss of significance should require clear and convincing justification.
- b. The level of detail in any supporting information should be proportionate to the asset's and/or building's importance and no more than is sufficient to understand the potential impact of the proposal on significance.
- c. Proposals should contribute to the preservation of the building, not be detrimental to the building's character or any architectural, archaeological, artistic or historic features that contribute towards its special interest; be an appropriate scale, form, height, massing, design and detail; use appropriate materials and methods of construction which respect the character of the building.
- d. The historic internal layout (which may include later remodelling) and other internal features of importance should be respected.
- e. The setting of the listed building which contributes towards significance, including inward and outward views; the character or appearance of a park, garden or yard of historic or design interest, particularly where the grounds have been laid out to complement the design or function of the building should be respected.
- f. A curtilage and/or setting which is appropriate to the listed building, and which maintains its relationship with its surroundings should be retained.
- g. Energy efficiency measures that do not harm the buildings significance, fabric or ongoing preservation and which take a holistic whole building approach to energy efficiency may be considered where appropriate.
- h. Proposals should have regard to the present and future economic viability or function of the listed building and secure its optimum viable use.
- i. The policy will set out how policies to demolish all or part of a listed building will be assessed.

NSP23 – Non designated heritage assets, local heritage assets and buildings protected by article 4 directions - (P49 – 50)

The purpose of this policy is to set out how proposals to demolish, extend or alter non designated heritage assets, local heritage assets and buildings protected by article 4 directions will be assessed.

NSP24 – new uses for historic buildings (P51 – 52)

The purpose of this policy is to set out how proposals to alter a historic building will be assessed.

NSP25 – Conservation Areas (P53 – 55)

The purpose of this policy is to set out how proposals for development within or in the setting of a Conservation Area will be assessed.

Policy parameters

- a. The policy will set out criteria that a proposal will need to meet to be supported. These include: the need to preserve or enhance the character or appearance of the conservation area or its setting, and views into, through and out of the area; be of an appropriate scale, form, height, massing, detailed design; the retention of important natural features; the retention of important traditional features such as original doors, windows, shop fronts and boundary treatments; and the use of materials and building techniques and details which complement or harmonise with the character of the area.
- b. Applicants will be required to demonstrate an understanding of the significance of the conservation area and/or its setting where relevant.. The proposal should demonstrate how it preserves or enhances the character and appearance of the conservation area.
- c. Any new shop fronts, fascias, awnings, canopies, advertisements which require express consent, and other alterations to commercial premises will be required to respect the character of the conservation area and the host building. Standardised shop fronts, unsympathetic house signs, projecting box signs, internally illuminated signs and externally lit signs will not normally be supported. If it can be demonstrated that premises rely principally on trading after dark externally illuminated signs sympathetic to the character of the building and the surrounding area may be permissible in areas where there is no alternative lighting. Proposals will be expected to have regard to the West Suffolk Shop Front and Advertisement Design Guide 2015.
- d. Proposals to demolish buildings or structures that make a positive contribution to conservation area will only be permitted in very exceptional circumstances. Applicants must demonstrate that they have addressed the considerations set out in national legislation and guidance and as appropriate should include evidence that: the building or structure is structurally unsound and beyond reasonable repair, or the proper repair of the building would result in the loss of the qualities which give it architectural or historic interest; all possible measures to sustain an existing use or find an alternative use have been explored and failed, and redevelopment would bring substantial public benefits; and planning permission has been granted for the redevelopment of the site and a contract for the carrying out of the works has been made.
- e. A clear justification will be required for any works causing harm to the character and appearance of the conservation area, so that this

can be weighed against any public benefits.
- f. The level of detail in any supporting information should be proportionate to the works proposed and the importance of the building.

NSP26 – Development affecting parks and gardens of special historic or design interest (P56 – 57)

This policy aims to ensure that development proposals are not harmful to the character of any park or garden of historic or design interest or within its wider setting.

NSP27 – Archaeology (P58 – 59)

The purpose of this policy is to set out how proposals that may affect sites of known or potential archaeological importance or interest will be addressed.

NSP28 – Enabling development (P60 – 61)

The purpose of this policy is to set out the exceptional circumstances where permission may be granted for development, which would otherwise not be acceptable, in order to secure the conservation of a listed building or other historical asset.

NSP29 – Affordable housing (P62 – 64)

The purpose of this policy is to address the affordable housing needs of West Suffolk.

Policy parameters

- a. On brownfield sites of 10 or more dwellings or 0.5 hectares or more 30 per cent of new dwellings will be affordable.
- b. On greenfield sites of 10 or more dwellings or 0.5 hectares or more 40 per cent of new dwellings will be affordable.
- c. Where this would result in a requirement for a percentage of a dwelling to be affordable this should be rounded up (0.5 or above) or down as appropriate to a whole number.
- d. A maximum of 10 per cent of the total number of homes on the site should be for affordable home ownership (unless the development is one of the types listed as an exception under para 65 of the National Planning Policy Framework).
- e. Where a proposal for a site includes first homes, they should make up 25 per cent of all affordable homes secured through developer contributions.
- f. The remaining 75 per cent of affordable homes will deliver as much affordable housing to rent as viability allows given the affordable need as set out in part one of this plan and evidenced in the housing needs study of specific groups.
- g. The affordable homes should be distributed across the development and integrated within the design and layout such that they are indistinguishable from the market housing on the same site. This should be implemented in small groups or clusters, in accordance with the guidance provided in the [West Suffolk Affordable Housing Supplementary Planning Document](#).
- h. All new affordable homes should meet or exceed the nationally described space standards.
- i. Affordable homes should be the appropriate type and size to meet local needs as informed by the council's latest evidence on local housing need.
- j. Planning permission will be refused for development proposals where it appears that a larger site has been deliberately sub-divided into smaller development parcels in order to avoid the requirements of

NSP30 – Housing type and tenure (P65 – 66)

The purpose of this policy is to ensure that all new residential development provides the appropriate type and size of new homes to meet the current and future predicted housing requirements of the communities in West Suffolk.

Policy parameters

- a. Proposals are likely to be supported where a range of house types and sizes, both market and affordable, is provided that reflects the identified housing needs shown in the latest housing needs study as set out below:

Size	Market	Affordable homes to buy	Affordable homes to rent
One bedroom	0-10%	15-25%	30-40%
Two bedrooms	25-35%	40-50%	30-40%
Three bedrooms	40-50%	25-35%	20-30%
Four bedrooms	15-25%	0-10%	0-10%

- b. Deviation from the above mix may be justified when applying the mix to individual development sites, if evidence is submitted that demonstrates the nature of the site and character of the area, including the existing mix of properties and any up to-date evidence of need (such as the housing register) justify flexibility in the approach. The council will monitor the mix of housing delivered and respond accordingly so that the strategic mix requirements are closely met.
- c. All new dwellings should meet or exceed the nationally described space standards or any subsequent national standard or policy.
- d. All new homes should be built to building regulations M4 (2) 'accessible and adaptable' standard, with 10 per cent of new market homes and 25 per cent of affordable homes are built to building regulations M4 (3) 'wheelchair user' standard.

NSP31 – Custom and self-build (P67 – 68)

The purpose of this policy is to take a positive approach to custom and self-build (which contribute to the local housing mix).

NSP32 – Housing in the countryside (P69 – 70)

The purpose of this policy is to support limited residential development in small cohesive groups of dwellings without development boundaries, in order to enhance or maintain the vitality of West Suffolk's rural communities.

Policy parameters

- a. The policy will permit the development of a small infill plot by a single new dwelling or pair of dwellings if within a small cohesive group of dwellings (seven or more) fronting an existing highway. The proposed development should be commensurate with the scale and character of the existing dwellings. A small plot for the purposes of this policy is one which can accommodate one detached or a pair of semi-detached dwellings where the plot size and spacing between dwellings is similar to adjacent properties.
- b. Proposals that harm or undermine a visually important gap that contributes to local character, result in an unacceptable level of harm to the amenity of neighbouring properties or have an adverse impact on the environment or highway safety will not be supported.
- c. Locations should have good, useable sustainable transport links, including footpaths, cycle routes and public transport to higher order settlements with a range of services and facilities.
- d. Development should not contribute towards coalescence with adjacent settlements or peripheral groups of dwellings or contribute towards the development of isolated homes in the countryside, one or two dwellings at a time, on sites next to other sporadic rural housing.

NSP33 – Special Housing Need (P71 – 72)

The purpose of this policy is to support the delivery of accommodation for the growing elderly population and those with special housing needs in Suffolk.

Policy Parameters

Policy parameters

- a. On sites deemed appropriate for residential development by other policies in the local plan, proposals for new or extensions to existing accommodation for elderly and/or vulnerable people will be supported where they meet the following criteria.
 - They are designed to meet the specific needs of residents including requirements for disabled persons where appropriate.
 - All new homes should be M4(2) compliant and a minimum of 10 per cent of new market homes and 25 per cent of new affordable homes M4(3) compliant as appropriate to meet the specific needs of the residents.
 - Acceptable amenity space of an acceptable quantity and quality is provided.
 - The development is in a location that is well served by public transport, community, and retail facilities.
 - The proposal does not lead to an over concentration of similar accommodation in the area.
- b. In the countryside proposals for extensions to existing specialist accommodation will be supported where a need can be clearly demonstrated and the proposal meets the above criteria and other policies of this plan.

NSP34 – Alterations and extensions to dwellings including self-contained annexes (P73)

The purpose of this policy is to permit extensions and alterations to dwellings and ancillary development within their curtilage.

Policy parameters

- a. Any proposal for extensions or alterations will be required to respect the character and appearance of the existing dwelling, not adversely affect residential amenity of neighbouring properties or result in overdevelopment.
- b. Properties located outside of a defined housing settlement boundary, will be required to demonstrate that any proposal is subservient in scale to the existing dwelling, in addition to the other policy criteria.
- c. Any proposal for a self-contained annexe will need to demonstrate that it complies with set criteria contained within this policy.
- d. Any proposal for an annexe will be subject to restrictions to control the use and does not become a separate dwelling.

NSP35 – Extensions to domestic gardens in the countryside (P74)

The purpose of this policy is to protect the character and appearance of the countryside from unsuitable development, comprising enlarging residential gardens and/or curtilages.

Policy parameters

- a. Small and unobtrusive extensions to residential gardens and/or curtilages will be permitted where they do not adversely affect the character and appearance of the area.
- b. Any proposal will need to demonstrate that it complies with set criteria contained within this policy, this will include not involving the loss of the best and most versatile agricultural land and landscape features.
- c. Where possible, when considering planning applications, extensions to domestic gardens should be restricted and controlled via condition to remove permitted development rights, to ensure appropriate use of the land and to safeguard the appearance of the area.

NSP36 – Agricultural and essential workers dwellings (P75)

The purpose of this policy is to permit new dwellings in the countryside for a rural worker where it is related to a rural enterprise. These rural enterprises include farming, forestry and equine.

Policy parameters

- a. The agricultural, essential and rural enterprises this policy relates to will be defined at the beginning of the policy.
- b. Any proposal will only be permitted where the local planning authority is satisfied that the proposal can demonstrate that it complies with set criteria contained within this policy and other policies in the adopted local plans.
- c. Proposal for a new dwelling to support a new rural enterprise business, will be of a temporary form for the first three years.
- d. Proposals will need to be accompanied by evidence detailing the essential need, viability of the business and demonstrating that there are no other suitable alternatives available.
- e. Any proposal will need to be of an appropriate design, scale and form and compatible with the character and appearance of the area.
- f. When considering planning applications, proposals for rural enterprise dwellings should be restricted and an occupancy condition should be imposed.

NSP37 – Use of redundant buildings in the countryside (P76)

The purpose of this policy is to protect the countryside from unsustainable development and permit the conversion of redundant buildings in the countryside, subject to satisfying appropriate criteria.

Policy parameters

- a. This policy will be linked with another policy NSP52 for re use or replacement of buildings in the countryside. Any proposal will only be permitted under this policy, provided it has been fully demonstrated that all permitted uses defined within that policy have been explored first.
- b. Any residential use will require a minimum of marketing of 12 months to demonstrate that the alternative uses have been reasonably explored. The policy will set out how an applicant will be required to work with the local planning authority to seek to agree an appropriate value of the building being marketed and what is expected from the marketing to ensure that genuine attempts have been made.
- c. Any proposal will need to demonstrate that the existing building is structurally sound and capable of conversion without having to be extended.
- d. Proposals will need to retain the existing buildings character.

NSP38 – Rural Exception Sites (P77 – 78)

The purpose of this policy is to support the provision of affordable housing in villages and settlements where other policies in this plan would normally restrict housing development.

Policy parameters

- a. The policy will support rural affordable housing schemes adjoining but outside a housing settlement boundary and in the designated countryside, provided it is adjacent to a settlement.
- b. The development will be required to: assist in meeting a proven local need; be well related to existing services and facilities; sympathetic to the character and form of the settlement; proportionate in scale; the site is the most suitable to meet the need; and will not negatively impact on biodiversity and landscape character and any unavoidable harm will be adequately mitigated.
- c. In exceptional circumstances a small amount of market housing will be allowed on exception sites where it can be justified on viability grounds to facilitate the affordable housing. The market housing in the form of custom and self-build housing will be supported to facilitate affordable housing subject to a proven need identified in the housing needs study for specific groups.
- d. The initial and subsequent occupation of the dwellings will be restricted to those having an identified local need for affordable housing and priority given to those with a local connection to the village through the use of conditions or legal obligations.
- e. For the purposes of this policy local housing need is confined to the parish in which the proposal is situated and immediately adjoining parishes and evidenced by the council's waiting list or a housing needs survey.

NSP39 – Provision for gypsies and travellers (P79 – 80)

The purpose of this policy is to address the accommodation needs of gypsies and travellers and travelling show people in West Suffolk, set out requirements regarding the location and design of sites and criteria against which planning applications will be assessed.

NSP40 – Open space, natural and semi-green space, sport, play and recreation facilities (P81 – 83)

The purpose of this policy is to support the provision and expansion of open space, natural and semi-green space, sport or recreation facilities subject to compliance with other policies.

NSP41 – Community facilities and services (P84 – 85)

The purpose of this policy is to protect and enhance community services and facilities. The community facilities and services include pubs, post offices, schools, healthcare facilities, community centres, village halls, allotments and sports facilities.

NSP42 – Leisure and cultural facilities (P86)

The purpose of this policy is to permit new leisure and cultural facilities or improvements and extensions to existing facilities.

NSP43 – allotments (P86)

The purpose of this policy is to protect and safeguard existing allotments and ensure the provision of allotments as part of certain developments.

NSP44- Safeguarding employment (P88 – 90)

The purpose of this policy is to protect employment land and businesses.

NSP45 – Proposals for main town centres (P91 – 93)

The purpose of this policy is to protect and enhance the Local Planning Authority's town centres as defined on policies maps, in order to create vibrant town centres to support the local economy.

NSP46 – Local centres (P94 – 95)

The purpose of this policy is to protect new and existing local centres defined in part three of the Local Plan and on the policies map. Local centres comprise a variety of uses which include community centre, shop, takeaway facility and post offices.

NSP47- Street trading and street cafes (P96)

The purpose of this policy is to support proposals for street trading and street cafes in designated primary shopping areas and town centres as defined on policies maps.

NSP48 – Public realm improvements (P97)

The purpose of this policy is to create attractive and welcoming public realm areas to encourage visitors, the use of sustainable transport and areas that can be used for a range of community events and purposes.

NSP49 – Shop fronts and advertisements (P98)

The purpose of this policy is to require proposals for works to shop fronts or the provision of advertisements to preserve and enhance the premises or location they relate to.

NSP50 – Ancillary retail uses (P99)

The purpose of this policy is to allow the provision of ancillary retail uses attached to certain uses.

NSP51 – Farm diversification (P100)

The purpose of this policy is to permit proposals for farm diversification, in order to support the viability of existing farm businesses.

Policy parameters

- a. The uses which will be supported by the policy will be defined within the policy, addressing the changes to the Use Class Order in 2020 and taking into consideration the requirements of other policies. The uses will include farm shops, tourism related development, renewable energy proposals, food processing and/or packaging and leisure and recreation activities.
- b. Proposals will only be permitted subject to compliance with a range of criteria set out within the policy.
- c. Any proposal will need to be a subsidiary element of the existing farm business and be of a scale and nature which is appropriate to the location and site context.
- d. Proposals will not be permitted where they have an adverse impact on amenity, landscape character, biodiversity, flooding or highway safety.
- e. Where possible, proposals should seek to reuse existing buildings and/or structures. Any proposals which comprise a new building, should be of an appropriate design, scale and form and avoid the loss of the best and most versatile agricultural land.

NSP52 – Reuse or replacement of buildings in the countryside (P101 – 102)

allow for the conversion and reuse of buildings in areas designated as countryside to be permitted for set uses subject to satisfying appropriate criteria.

Policy parameters

- a. The permitted uses will be set out at the beginning of the policy, addressing the changes to the Use Class Order in 2020. A consistent approach will be taken across our policies regarding Class E (commercial, business and services), F1 (learning and non-residential institutions) and F2 (local community). The uses will include employment, recreational uses, community uses and tourist accommodation.
- b. Any proposal must demonstrate that the existing building is structurally sound and capable of conversion. Furthermore, any alterations of extensions must be subservient and appropriate in form given the buildings location.
- c. Proposals will not be permitted where there is an adverse impact on highway safety and amenity.
- d. The nature of any proposed use must be compatible with its location and relate well to services and facilities, such as public transport, cycling and walking.
- e. The replacement of some buildings will be permitted in exceptional circumstances, on the justification of two key aspects; the replacement building would result in a more sustainable development and the proposal would restore visual or historical coherence of a group of buildings where this would otherwise be lost.
- f. This policy will be linked with another policy for residential use of redundant buildings in the countryside. Any proposal will only be permitted under that policy, provided it has been fully demonstrated that all permitted uses defined within this policy have been explored first.
- g. Where possible, when considering planning applications, any proposal should be restricted and controlled via condition.

NSP53 – Tourism development (P103)

The purpose of this policy is to permit proposals for tourism development, which includes overnight visitor accommodation such as hotels, Airbnb, bed and breakfast and holiday lodges, as well as extensions to existing facilities.

Policy parameters

- a. Any proposal will be required to demonstrate that it relates well to existing services and facilities, defined settlements and public transport. Proposals will need to be well located as for users to be able to walk and cycle to nearby services and facilities.
- b. Any proposal will need to be of an appropriate design and form, as to be in keeping with the character and appearance of the area.
- c. Proposals for larger scale tourism development should be located in the defined towns and key service centres within the district, to ensure they are situated in sustainable locations.
- d. Where possible, when considering planning applications, new tourism development proposals should be restricted and controlled via condition where new dwellings would not be permitted otherwise.

NSP54 – Business and domestic equine (P104)

The purpose of this policy is to allow proposals for business and domestic equestrian related development in the countryside.

Policy parameters

- a. Proposals will only be permitted subject to compliance with a range of criteria set out within the policy. These will include:
 - Commensurate landscape mitigation measures to be provided.
 - A proposal does not result in detrimental impact to residential amenity or highway safety.
 - Proposals will not result in adverse impact to the landscape character and biodiversity.
 - Proposals should re-use existing buildings and where appropriate and any new buildings should be located in or adjacent to an existing group of buildings.
 - The best and most versatile agricultural land (grades 1, 2 and 3a) will be protected unless it can be demonstrated to the satisfaction of the local planning authority that there are no suitable alternative sites.
 - Where the scale of a development requires associated residential accommodation, the proposal must accord with our other local policy related to essential and agricultural workers dwelling.
 - Proposals will provide a satisfactory scheme for the disposal of waste and ensure appropriate land is available for grazing and exercise where necessary.

NSP55 – Horse racing industry (P105 – 106)

The purpose of this policy is to support proposals for new development related to the Horse Racing Industry (HRI).

Policy parameters

- a. Any proposal will need to provide satisfactory evidence of the business viability, functional need for and scale of the proposal and the contribution made to the HRI as a whole.
- b. Any proposal should be of an appropriate design and make a positive contribution to the areas character, local distinctiveness and biodiversity.
- c. The occupation of any essential residential accommodation proposed will be restricted by condition or legal agreement to those who are necessary for the 24-hour operation and management of the proposal.
- d. Proposals shall include detailed consideration of highway safety, including the movement of horses to and from training, highway safety, network capacity and accessibility for all modes of transport, and measures to reduce transport impacts of the proposal to an acceptable level.
- e. The policy will be applicable to HRI uses plan wide recognising the important role this unique industry plays in the local economy, especially around Newmarket.

NSP56 – Development affecting the horse racing industry (P107 – 108)

The purpose of this policy is to protect existing horse racing industry (HRI) uses from adverse impacts of development proposals.

Policy parameters

- a. Material adverse impacts on the HRI uses include noise, traffic volume, loss of paddocks or other open space, access and servicing requirements.
- b. The policy will apply to impacts that affect the operational use of existing HRI sites or that would threaten the long-term viability of the HRI as a whole.
- c. Proposals that will adversely affect the economic, social or environmental importance of the HRI will not be permitted unless the benefits of the proposal would significantly outweigh any harm.
- d. Proposals shall include detailed consideration of highway safety, including the movement of horses to and from training, highway safety, network capacity and accessibility for all modes of transport, and measures to reduce transport impacts of the proposal to an acceptable level.
- e. The policy will be applicable to HRI uses plan wide. This recognises the importance of the industry as well of the unique nature it has in terms of facilities needed to support it.

NSP57 – Redevelopment of existing sites relating to the horse racing industry (P109 - 110)

The purpose of this policy is to support proposals for the change of use of racehorse training yards, stud farms, horse training grounds and other horse related uses, to other horse racing industry uses, if satisfactory evidence is provided that the specific benefit to the HRI of the proposal, outweighs the loss of the existing use.

NSP58 – Horse walks (P111 – 112)

The purpose of this policy is to support the retention and improvement of the existing horse walk network in Newmarket and Exning.