

MOULTON PARISH COUNCIL

Minutes of the planning meeting held on Tuesday 5th August 2025

Parish councillors present: David Almond (Chair), Mark Price (Vice Chair), Tim James, Richard Mather, Ryan Bragg, Jane Horsnell, and Doug James.

Also present: Joanne Kirk (Clerk), Hugo Haig, Sarah Ballantyne-Way from Lochailort and 27 members of the public.

Presentation by Hugo Haig and Sarah Ballantyne-Way from Lochailort about the proposed Development at the Animal Health Trust/Lanwades Park site.

1. Questions.

2. To accept apologies and reason for absence.

Apologies were received from parish councillors Alex Dawe and Richard Edge and the reason for absence accepted.

3. Declaration of interest by councillors in items on the agenda.

No councillors declared an interest in any items on the agenda and no dispensation requests were received.

4. Public session.

The following comments were made by members of the public:

- The sheer scale of the development is hard to comprehend.
- One person said they were in favour of the smaller application.
- The road infrastructure cannot cope with the current level of development.
- Concerns about the impact on the Horse Racing industry especially if the roads are gridlocked.

With the exception of three residents who supported the smaller application, the remaining residents present objected to both applications.

5. Planning issues

- **Planning applications for Lanwades Park. DC/25/0623/FUL** - Former Animal Health Trust, Lanwades Park, Kentford - a. private and affordable dwellings following demolition of existing buildings b. commercial building (class E) on ground floor and flats above c. change of use of listed stable block to community use (class F2)/ commercial use (class E) d. provision of open space, e. play space, f. equestrian, cycle and pedestrian routes, g. landscaping, h. car parking and i. associated infrastructure.

- b) **DC/25/0624/HYB** - Former Animal Health Trust, Lanwades Park, Kentford Hybrid application - a. Planning application - a. Private and affordable dwellings following demolition of existing buildings b. commercial building (class E) on ground floor and flats above c. change of use of listed stable block to community use (class F2)/ commercial use (class E) d. provision of open space, e. play space, f. equestrian, cycle and pedestrian routes, g. landscaping, h. car parking and i. associated infrastructure, b. Outline application (all matters reserved) a. Private and affordable dwellings, b. commercial unit(s) (class E), c. primary school, d. up to 90 bed care home (class C2), e. cemetery/ memorial garden, f. provision of open space, g. play space, h. equestrian, cycle and pedestrian routes, i. landscaping, j. car parking and k. associated infrastructure.

It was resolved that Moulton Parish Council would object to both applications for the following reasons:

- Conflict with planning policy. The newly adopted Local Plan classifies Kentford as a type A village because of the lack of services. The site is outside the Housing Settlement Boundary and is defined as countryside in the Local Plan with the exception of some parts of the former AHT site which are classed as brownfield land.

- Sustainability. There would be an over reliance on cars due to the inadequate bus and train services and lack of a safe links to Kennett Station, Moulton and Newmarket.
- Impact on existing on businesses in particular Lanwades Hall due to the proximity of some of the proposed homes and during the construction period.
- Loss of Employment Land.
- Pressure on local infrastructure especially the catchment schools which are oversubscribed and GP and dental services in Newmarket which are already overstretched.
- Pressure on the road network particularly the B1506, Norwich Road, Bury Road, School Road and the Bell Inn junction which is an accident blackspot,
- Flooding on the B1506,
- Unsuitability of Sire Lane as an access route to some of the proposed properties,
- Private roads on the site and the fact that West Suffolk Council Waste Services will not collect waste from unadopted roads.
- Insufficient visitors' parking for the new homes and at the proposed shop and visitors' centre.
- Pressure on the existing sewerage and water network with low water pressure and sewage leaks reported by residents.
- Affordable housing provision does not meet West Suffolk Council's criteria.
- Impact on the residential amenity of nearby properties especially during the prolonged construction phase.
- Impact on the setting of listed buildings, in particular Lanwades Hall.
- Environmental and ecological concerns caused by the loss of parkland, hedgerows and mature trees. The need for trees with amenity value to be preserved by TPOs.
- Community facility. Moulton Parish Council does not have the resources to take it on and already has an excellent village hall which is well supported by the community.

The following additional comments would also be submitted:

- For an application of this size, it is disappointing that the applicant did not feel the need to engage with Moulton and Kentford Parish Councils at a much earlier stage. The 'public' consultation was completely inadequate. A number of 'public' exhibitions were organised but people had to book to attend.
- Some of the other information provided by the applicant is inaccurate or inconsistent making it difficult to know which bits of the documents are correct.
- Whilst good quality homes have been designed this may change once the site is sold on to a developer.

6. Any other business for noting or including on the agenda of the next meeting on Monday 15th September 2025.

The following items are for noting:

1. City Fibre has requested a Wayleave agreement for the Green to allow them to install fibre cable along parts of the track. Councillors agreed that the clerk could sign the agreement using her delegated powers as it cannot wait until the September meeting.
2. Councillors agreed that the clerk could use her delegated powers to sign the order for the new village sign as Moulton Parish Council has already agreed to fund this project.
3. The clerk has produced a letter to the chairmen of parish councils in West Suffolk.
4. Anglian Water has fixed the leak in Gazeley Road.

There being no further business the main meeting closed at 7.44pm.

Signed (Chairman) Dated